AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

WINNIPEG

MANITOBA

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM), carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of the policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of federal government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all federal government landholdings are individually examined in their particular local context.

On January 21, 1987 the ASC report for the Winnipeg study area was approved by TBAC/FLM. All planning information relating to federal properties contained in this report is based upon data provided and reviewed by the various departments and agencies and is current to 1985.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

As a follow-up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

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Site 55 TC ILS Back Beam Marker (T86)
Site 56 TC Outer Marker (NDB)
Site 57 TC Outer Marker (T85)
Site 58 TC ILS Middle Marker (T79)
Site 59 TC Transmitter (T93)
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Site 61 RCM Winnipeg Mint
Site 62 NHW New Lab Site
Site 63 NHW Former Lab Site
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Site 65 Parks Artifacts Workshop
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EXECUTIVE SUMMARY

The study area encompasses the City of Winnipeg and surrounding Rural Municipalities, an area of approximately 2500 km^2, situated in southern Manitoba. The population of the City of Winnipeg proper was 614,510 in 1985. Winnipeg and the surrounding area consists of prairie terrain etched by winding rivers and pockets of woodland.

The City of Winnipeg dominates in the region and is a major center of transportation, service industry and manufacturing historically. Winnipeg has been considered a gateway to the west and gained its importance during the settlement of Western Canada when it was the railhead and distribution point for goods and services. Today the City of Winnipeg has a diversified economic base.

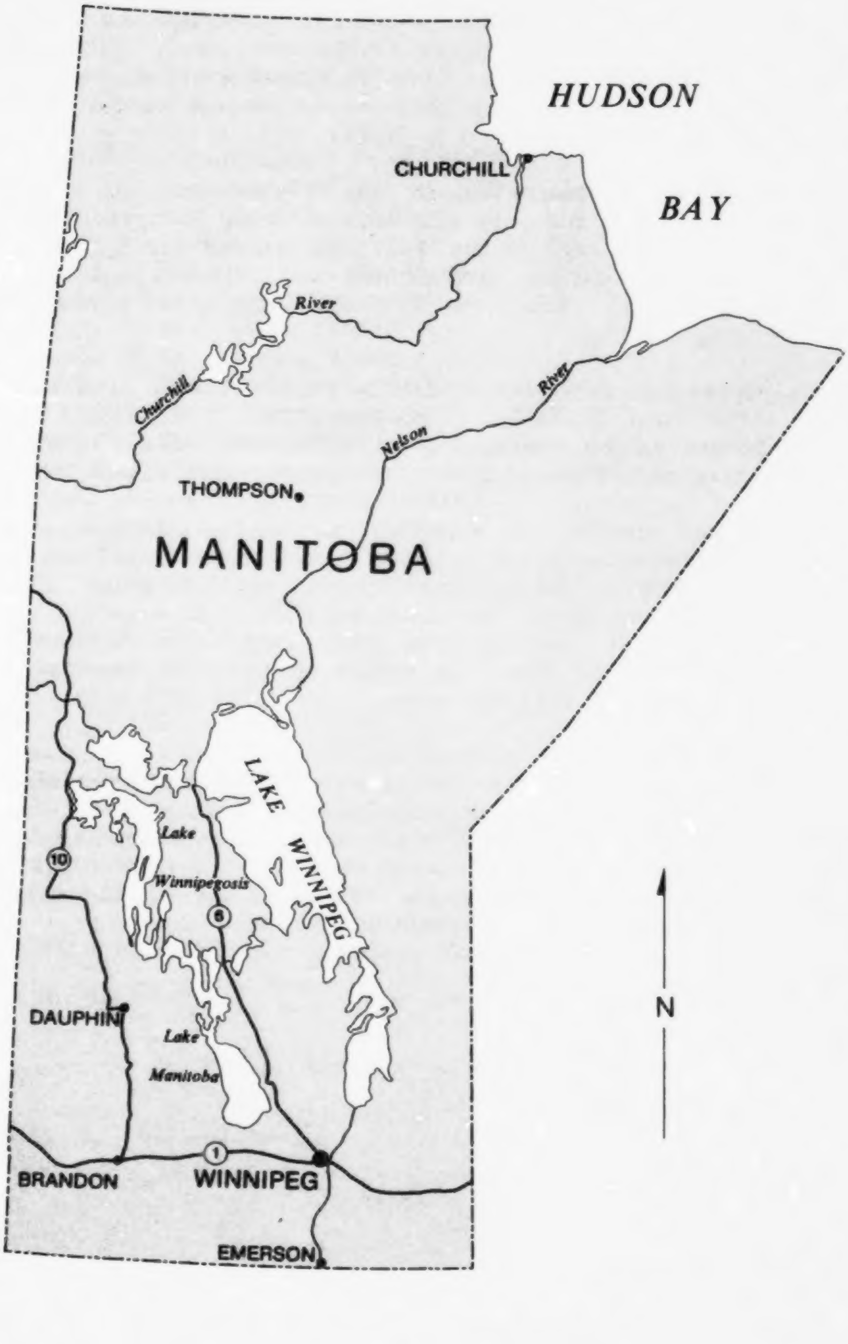
Winnipeg's population grew only modestly in the 1970's as a result of general out immigration from Manitoba. However from 1981 the trend reversed and population growth is now occurring at a healthy rate. The outlook is for steady population and economic growth during the next decade.

The decentralized nature of Winnipeg is quite apparent even though the individual municipalities which originally made up metropolitan Winnipeg united in 1972. Commercial strip development and suburban shopping centres contributed to the decline of the downtown core. As a result the three levels of government entered into a Core Area Initiative Agreement in 1981 to stimulate growth in this area. A number of projects have been developed in recent years pursuant to this agreement.

There are 19 significant properties in Winnipeg which are concentrated primarily in the downtown area and inner city. Total Crown-owned area is 3,316.34 ha of which 2,111.34 is administered by TC and 884.42 ha by ND. PWC controls 22.59 ha of land. Total gross Crown-owned building area is 1,323,804 m^2 of which PWC administered 404,380 m^2. In the PWC owned buildings there are 60,111 m^2 of rentable space. PWC also manages 115,681 m^2 of rentable leased space in privately owned buildings.

WINNIPEG

LOCATION MAP — CARTE DE LOCALISATION



HUDSON
BAY
CHURCHILL
Churchill
River
Nelson
River
THOMPSON
MANITOBA
LAKE WINNIPEG
Lake
Winnipegosis
Lake
Manitoba
10
6
1
DAUPHIN
BRANDON
WINNIPEG
EMERSON
N
100
0
100
200
300
Kilometres
Kilomètres

1.0 STUDY AREA

1.1 Definition of Study Area

The study area comprises the City of Winnipeg and surrounding area including the Rural Municipalities of St. Andrews, Springfield, Ritchot, MacDonald, St. François Xavier and Rosser.

1.2 Location

The City of Winnipeg (1985 population 614,510) is situated in south central Manitoba at the junction of the Red and Assiniboine Rivers. Winnipeg is the capital of Manitoba and contains well over half of the Manitoba population. The significance of Winnipeg as the largest urban center in Manitoba can be illustrated by comparing it with the size of the next largest city in Manitoba, Brandon, which has population of only 36,343.

Winnipeg is referred to as "Unicity" because in 1972 amalgamation of the adjoining municipalities of Assiniboia, Charleswood, East Kildonan, St. Boniface, St. James, St. Vital, Transcona, Tuxedo and West Kildonan took place to form a new entity.

1.3 Environs

The City of Winnipeg is surrounded by typical flat prairie landscape traversed by rivers and streams. Most of the tree cover is situated along these water courses although there are wooded pockets throughout. Northeast of the City the terrain is more rolling while to the north there are large bodies of water such as Lake Winnipeg and Lake Manitoba as well as numerous smaller lakes. Within an hour's drive of Winnipeg are the cities of Portage la Prairie (pop. 13,086), Steinbach (pop. 6,676) and Selkirk (pop. 10,037).

1.4 Demographic Features

TABLE 1

Population

			PROJECTIONS	
YEAR	GROWTH	YEAR	MED HIGH	MED LOW
1976	(C) 560,874	1986	(E) 605,000	596,300
1977	(E) 565,000	1991	(E) 623,300	613,200
1978	(E) 567,100	1996	(E) 637,400	626,200
1979	(E) 565,800	2001	(E) 645,800	634,000
1980	(E) 563,900	2006	(E) 650,700	638,600
1981	(C) 564,473			
1982	(E) 571,600			
1983	(E) 580,200			
1984	(E) 582,200			
1985	(E) 590,000 *(614,510)			

* Actual population from Dec. 1985 Manitoba Health Services Commission Statistics

(C) Canada Census figures

(E) Estimate

Source: City of Winnipeg, Dept. of Environmental Planning

WINNIPEG

STUDY AREA — SECTEUR D'ÉTUDE

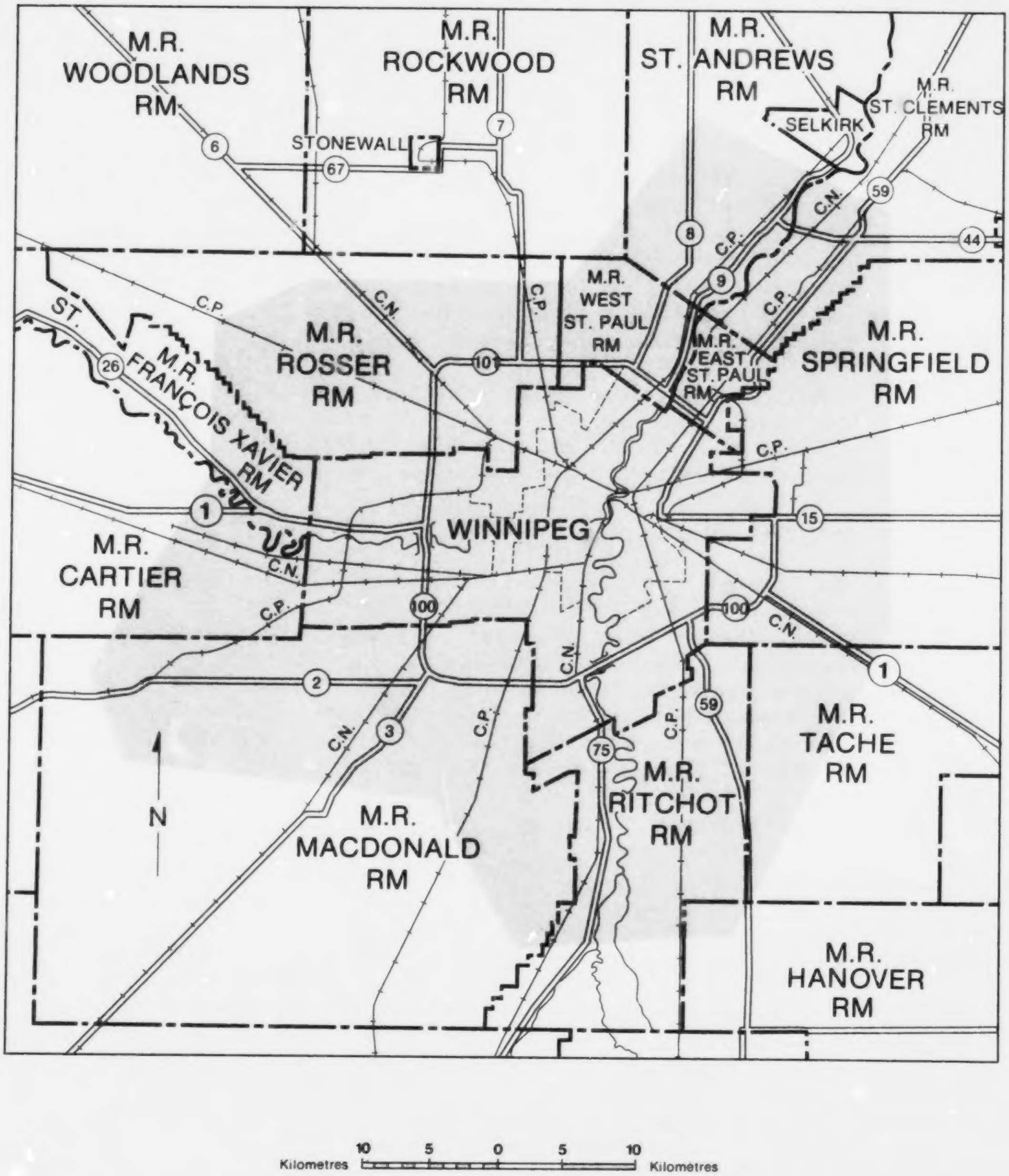

M.R. WOODLANDS RM
M.R. ROCKWOOD RM
M.R. ST. ANDREWS RM
SELKIRK
M.R. ST. CLEMENTS RM
STONEWALL
M.R. WEST ST. PAUL RM
M.R. EAST ST. PAUL RM
M.R. ROSSER RM
M.R. SPRINGFIELD RM
M.R. ST. FRANÇOIS XAVIER RM
WINNIPEG
M.R. CARTIER RM
M.R. TACHE RM
M.R. RITCHOT RM
M.R. MACDONALD RM
M.R. HANOVER RM
C.P.
C.N.
N
1
2
3
6
7
8
9
15
26
44
59
67
75
100
101
10 5 0 5 10
Kilometres
Kilometres

TABLE 2

Average Annual Percentage Change 1956 - 1986

Year	Winnipeg	Manitoba	Canada
1966 - 1971	1.20	0.52	1.50
1971 - 1976	0.94	0.66	1.29
1976 - 1981	0.12	0.09	1.10
1981 - 1986 (E)	1.26	0.95	0.98

Source: Statistics Canada & Winnipeg Dept. of Environmental Planning
(E - Estimate)

The period 1976-1981 saw a modest growth rate for Winnipeg. However, from 1981 to 1986 the rate increased to 1.26% presumably due to inward immigration from other provinces.

2.0 URBAN STRUCTURE

2.1 General Structure

Winnipeg originated at the junction of the Red and Assiniboine Rivers at a time when water-based transportation was the principal method of conveying people and goods over long distances. Settlement at this time established a development pattern which is still evident today. Later, roadways were constructed paralleling the rivers. As a result Winnipeg has developed a distinct north-south and east-west orientation along these communication routes. This was modified somewhat with the coming of the railways and their routes which radiated from the city center.

More recently, two man-made features have been added to the Winnipeg landscape - the Perimeter Highway which skirts the developed area on three sides and the Winnipeg Floodway - a drainage ditch which bypasses the City on the east.

In terms of land use, commercial development is generally located along the arterial roadways with residential uses to the rear of these. As would be expected the land use pattern in the city center is mixed with older and newer developments of commercial, office, industrial, residential and railway land usage. Some parkland is located along the river banks, however, most are scattered throughout the urban area.

2.2 Transportation

Winnipeg has long been a major railway centre: both CN and CP Railways have extensive marshalling and repair yards in the city. Winnipeg is also the focal point for all roads in every direction and is a major trade shipment centre for goods moving across Canada or between Canada and northern United States.

The Winnipeg International Airport serves many points in Canada, the U.S. and overseas. Cargo and passenger service is provided between Winnipeg and the communities of Thompson and Churchill in northern Manitoba.

Thunder Bay, Ontario, 724 km to the east is the closest fresh water port while Churchill, Manitoba, 1596 km to the north, is the closest salt water port.

Winnipeg's internal transportation network focuses on the inter-intersection of Portage and Main. The major routes leading to the city core have become quite congested, especially around the bridges. Transportation plans emphasize intermediate capacity transit systems (busways) rather than rapid transit systems. To this end, the city has been involved in developing a number of auto and bus routes that would decrease the congestion in the city core. The city is committed to the expansion and use of bus rights-of-way and express lanes.

The railway marshalling yards of CN provide some hindrance to the transportation plans. Negotiations were originally started among CN and various government departments to relocate the facility. Through the Core Area agreement it is hoped that these negotiations can be successfully concluded to realize a mixed use development of the area.

2.3 Commerce

The central business district of Winnipeg has traditionally been centered on Portage and Main, and contained within the area bounded by Main Street, Broadway, Notre Dame and Balmoral.

The area has declined somewhat and as a result in the early 1980's, the Federal Government responded with a Core Area initiative program to generate inner city employment and social and economic development. The original program expired and a new one is now in place.

Apart from the commercial development in the CBD, there are a number of regional and community shopping centres which have been developed outside the downtown. The retail market is well supplied with space following the expansion of numerous centers in 1985. In addition, Winnipeg has a strong tradition of strip commercial shopping facilities, of which west Portage Avenue is a notable example. Some office developments have also occurred in the newer areas of the city as alternative locations to downtown office space.

2.4 Industry

Winnipeg has four major industrial districts which are closely associated with the railways and rail yards. These are located in the east, northeast, northwest and southwest of the city. Adequate land for future industrial development exists at these locations. DRIE programs for government assistance to industry have been in operation in Winnipeg for a number of years.

2.5 Economic Context

Winnipeg's key location has made it the historic gateway to the west and the dominant economic center of the Province of Manitoba. With the advent of the transcontinental railway in the late 1800's and the importance of this mode of transportation well into the 20th century, Winnipeg became the major service center for the colonization and subsequent growth of Western Canada. Not only did the city become a distribution and wholesale center for the west but it also developed manufacturing industries to serve this area. In terms of its position provincially Winnipeg has continued to dominate the economic life of Manitoba.

The city's trade area extends from northwestern Ontario to Alberta and includes the upper mid-west U.S. Its previous dominance of Western Canada has diminished somewhat, particularly since the 1950's with Edmonton and Calgary becoming major economic centers. Nevertheless, Winnipeg is an economically mature city with a diverse mix of industries. It exports about 50% of the value of its production oustide its market area.

In recent years the economic base of Winnipeg has shown a shift away from manufacturing to the service industry. From 1975 to 1986 the proportion of the labour force employed in manufacturing decreased from 15% to 12% while the service sector share increased from 26% to 30%. It is expected that this trend will continue with manufacturing, construction, transportation and the primary sectors decreasing in importance, in terms of employment, while the finance, government and service sectors will increase.

Labour force productivity and wage levels are lower in Winnipeg than in other Canadian manufacturing centers. The rate of unemployment is also lower being 8.8% which is below the Canadian average.

Major industries in order of importance are: food and beverage, machinery, clothing, metal fabricating, printing and publishing, transportation equipment, electrical, furniture and fixtures. Winnipeg's manufacturing growth rate, though not spectactular, has kept a steady pace over the last decade. Agricultural oriented activities are still important in the City with a number of administrative, financial and research establishments serving this sector. Also catering to the agricultural needs are the transportation and storage industries.

The City of Winnipeg contains more than half of the labour force of the province (61% in 1985). In the private sector some of the major employers are: Canadian National Railway, Canadian Pacific Railway, Eatons, Canada Safeway, Hudsons Bay, Air Canada, Sears, Royal Bank, Westfair Foods, Great West Life, CIBC, Motor Coach Industries, Bristol Aerospace, Canada Packers and Silpit Industries. In the government, institutional and educational sectors, the major employers are: Federal Government, Provincial Government, City of Winnipeg, University of Manitoba, MTS, Winnipeg School Division, Health Sciences Center, Manitoba Hydro, and St. Boniface Hospital. Federal employees account for 21,383 (June 1982) people with the largest being Agriculture Canada, Environment Canada, DINA, EIC, DND, and Canada Post Corporation.

2.6 Housing

Winnipeg's moderate population increases have been met by a corresponding production of new housing stock in both low density and medium to high density units. The condition of Winnipeg's housing stock, particularly its single family component, can be characterized as being quite old, having been built in the early part of century. Therefore, much of it is in need of rehabilitation. Rehabilitation of older housing stock is an ongoing acitivty and numerous neighbourhoods have been designated for government assistance toward improvements. Recently there has been an increase in demand for single family housing which has resulted in considerable activity in this area. High density apartment construction has been mainly concentrated in the downtown and areas on the periphery of the CBD. The total value of residential permits issued in 1985 was $275.6 M, an increase of 25% over 1984.

A substantial movement of population from the inner city to the suburbs has been occuring in Winnipeg over the past four decades. Increasingly, the inner city has been perceived as a location for the underprivileged and native people migrating to the city. This concern is being addressed by the Winnipeg Plan and the Core Area initiative.

2.7 Recreation and Open Space

Winnipeg has over 1500 ha of parks and open spaces. In terms of the normally accepted standard of 1.42 ha per 1000 population, there is a deficiency of parkland in the city. This situation is attributable to the City's flat terrain and lack of natural features which normally form park areas. Furthermore the inner city, which is in most need of parks and open space, originally saw the development of industry and railway facilities along the riverbanks which could otherwise have accommodated parkland. The Winnipeg Plan recognizes the park needs of the inner city and has recommended the creation of a lineal riverbank parkway system through purchase, easement agreements and dedication. Supporting the public open space of the City are numerous private golf courses which provide additional greenery and visual open space.

3.0 PROBLEMS AND ISSUES

a) The decline of the downtown core; the competitive position of the CBD has been hurt by the growth of suburban retail centers.

b) Inner city traffic congestion - almost all major routes leading into the inner city are congested as are major intersections near bridges crossing the Red and Assiniboine Rivers.

c) Railways in the downtown area restrict development of these lands. Although the development of these lands has been recognized by all parties as desirable, the mechanics of implementing it and cost of acquisition have not been resolved to date.

e) Residential rehabilitation - much of Winnipeg's housing stock is in need of repair or replacement.

e) Lack of adequate open space - this is particularly evident in the downtown area and along the banks of the river system.

f) Flooding - this has been a perennial problem for Winnipeg in the past. Although the construction of the Winnipeg Floodway has alleviated the flood problems to a great extent, the Canada Manitoba Flood Damage Reduction Program has designated interim flood risk areas and has encouraged special development control bylaws for these areas.

4.0 REAL ESTATE SITUATION AND URBAN DEVELOPMENT ACTIVITY

The Winnipeg office market can be characterized as steady in terms of growth and cost for leased space. Absorption of first class office space between 1982 and 1986 has been averaging about 30,000 m^2 per annum. The vacancy rate in early 1986 was about 8.5%. This reflects the historical trend of demand and supply closely following each other with the gap narrowing in the last two years. First class office space base rents are in the \$170-180 and upward gross m^2 range with rents increasing about 5% per year.

Considerable development is underway in Winnipeg's core area including Portage Place, a \$90 million mixed use complex, a 19 storey office tower adjacent to this, a 160 room hotel, and Fort Garry Place, a \$65 million three tower project. Much of the development activity centers on the north side of Portage Avenue under the auspices of the North Portage Development Corporation.

As a result of this construction activity it is expected that second class office space will be increased somewhat although renovation of older buildings is occurring, especially in the historic warehouse district.

5.0 GOVERNMENT LAND PLANNING OBJECTIVES

5.1 Greater Winnipeg Government Objectives

A. Direction of Growth

Objective: To provide a framework to allow for future growth and development in a rational and orderly manner.

Objective: Rural development in the additional zone will be carefully controlled by the city and the additional zone municipalities.

B. Transportation

Objective: To develop an adequate public transportation system.

Objective: To provide a major road network that will reduce through traffic in the downtown area.

Objective: To design and develop new transportation corridors to provide safe and efficient mobility and enhance the environment.

C. Downtown

Objective: To strengthen the economy of the Central Business District (CBD).

Objective: To enhance the physical form of the CBD to assist in the rejuvenation of the area.

Objective: To improve the central city environment through the provision of open space.

Objective: To encourage residential development in the downtown area.

Objective: To improve circulation in the downtown core.

D. Industrial Development

Objective: To provide publicly planned and regulated industrial districts which are logically connected to existing municipal services, including public transit, and which do not place too great a demand on residential services.

Objective: To oppose riverbank industrial development.

E. Open Space

Objective: To provide adequate open space and recreation facilities in all areas of the city.

F. Land Acquisition

Objective: To acquire land when necessary to further public programs.

5.2 Provincial objectives

The Government of Manitoba, through its Department of Urban Affairs, is taking part in the Winnipeg Development Plan (Plan Winnipeg) and supports the objectives identified in that document.

5.3 Federal objectives

A. Federal Land Management Policy (FLM)

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

B. Program Related

The following are program related federal objectives for the City of Winnipeg:

a) to conserve and improve stable, low and moderate income residential areas (CMHC);
b) to assist areas of the city through economic and social development (DRIE);
c) to attract investment into relatively slow growth areas (DRIE);
d) to preserve Winnipeg's heritage (Parks);
e) to preserve lands of a particular ecological value (Parks);
f) to assist municipalities in undertaking rail relocation (various departments);
g) to ensure that federal users do not build or support flood vulnerable development in flood risk areas (DRIE, EC).

C. Specific

In support of municipal and provincial objectives and the fact that Winnipeg is the central focus for Manitoba, there are some specific federal programs developed for the City.

1. **Core Area Program**

A new 5-year agreement for Winnipeg's core area was signed in 1986 providing for $100 M in funding for renewal. The tri-level agreement specifies that $33.3 M is to be paid for by the federal government with the balance shared between the province and city. The overall goal of the agreement is to increase the vibrancy and vitality of the city center and surrounding area by the following:

a) stimulate investment employment and economic growth;
b) support physical, economic and social revitalization of inner city neighbourhoods including provision of special employment opportunities;
c) maximize the impact of physical and social investment through provision of strong central area coordination.

2. **North Portage Development Corporation**

This tri-level agreement was initiated in 1983 to provide start-up funding for redevelopment of the North Portage area by a partnership of the government and the private sector. The program was responsible for the construction activity and spin-offs which are currently in progress in the area bounded by Portage, Colony, Notre Dame and Hargrave Streets.

6.0 FEDERAL PROPERTY CHARACTERISTICS

FEDERAL PROPERTY HOLDINGS BY DEPARTMENT

Department	No. of Sites	Total Site Area (ha)	Bldg. Area (gross m²)
AGR	4	129.35	17,073.96
CBC	5	48.19	80,166.60
CMHC	1	.18	1,788.00
F&O	3	6.31	21,725.00
ND	8	884.42	591,237.73
EC (Parks)	8	40.05	24,237.18
HWC	2	3.03	-
NRC	1	2.02	17,634.00
PWC	12	22.59	404,380.56
RCM	1	58.32	14,864.00
RCMP	6	8.03	24,948.29
TC	11	2,111.34	64,124.65
CP	10	2.51	61,624.60
Total	72	3,316.34	1,323,804.57

There are a large number of federal properties in the Winnipeg area. They are distributed throughout the core area, inner city, suburban sites and periphery.

Older federal properties, still predominate in the core area, although new construction has occurred in recent years. The inner city contains a number of ND armories, post offices and specialized office locations for federal departments. Transport Canada, ND and the Royal Canadian Mint administer large sites in the study area. Parks Canada is quite prominent in Winnipeg being responsible for a significant number of historic sites and buildings in the city and surrounding area.

Summary of PWC - Crown-owned Space and PWC Managed Leased Space by Department October, 1986

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE m^2	OTHER PROPERTY	LEASED SPACE (RENTABLE) m^2
AGR	Federal Building Cdn. Grain Comm. Building Customs Building	3,192.1 612.9 336.2	Balkan Bldg. Exchange Bldg. Kensington Bldg.	426.6 194.4 262.6
Auditor General			Balkan Bldg.	195.0
Can Aviation Safety Board			Bldg. C	461.7
Consumer and Corp. Affairs	Federal Building	20.4	260 St. Mary Avenue Building	1,468.3
Cdn. Grain Comm.	Can. Grain Comm. Building Customs Building	9,651.3 206.2	Winnipeg Square	40.9
Can. International Grain Institute	Canadian Grain Commission Building	1,987.2	Kensington Bldg.	189.8
Cdn. Human Rights Comm.				
Can. Labour Relations Board			Lakeview Sq. 1	117.9
Comm. Official Languages			400 Tache Bldg.	150.7
CP	Can. Grain Comm. Customs Bldg. General Post Office	131.7 41.7 6,851.8 38,527.5		
CRTC			Kensington Bldg.	166.3
CSC			Towers of Polo Park Osborne Center	630.6 535.1
C Transport Comm.			UGG Bldg.	370.6

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE m²	OTHER PROPERTY	LEASED SPACE (RENTABLE) m²
Dept. of Insurance			Lakeview Sq. 1	135.5
DOC	General Post Office	221.7	Manulife House	1,285.8
ND	General Post Office	522.5	Moray Village Plaza	325.8
DREE			Bank of Montreal Bldg.	2,022.5
DVA			Balkan Bldg.	733.1
			Eaton Place	2,121.3
EC	Federal Bldg.	1,087.9	199 Omands Creek Blvd. Bldg.	854.3
	Nat. Revenue Bldg.	426.5	Kensington Bldg.	435.0
	Customs Bldg.	53.9		
	GPO	2,758.3		
EIC	Macdonald Bldg.	4,215.1	170 Marton St. Bldg	800.9
	Customs Bldg.	83.1	209 Notre Dame St. Bldg.	250.0
	GPO	2,010.1	220 Hospeler Ave. Bldg.	899.0
		470.9	455 Hargrave St. Bldg.	150.6
			Century Plaza	54.2
			Eaton Place	4,792.0
			Gemini Bldg.	675.0
			Lakeview Sq. 2	770.8
			Pembina Plaza	674.6
			Saratoga Lanes	1,350.0
			Seven Oaks Plaza	144.7
EMR			92 Gomez St. Bldg.	185.8
			ERC Bldg.	367.0
			Kensington Bldg.	225.2
EC Parks	Customs Bldg.	52.9	92 Gomez St. Bldg.	1,114.8
			Confederation Life	2,956.0
EC & Reg. Development			Cargill Bldg.	362.5
Ext. Affairs	Nat. Revenue Bldg.	670.4		

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE m^2	OTHER PROPERTY	LEASED SPACE (RENTABLE) m^2
Federal Court of Canada			Imperial Broadway Tr.	930.5
Grain Tsptn. Agency			135 Lombard Ave. Bldg.	436.4
Gov't Telecom Agency			Manulife House	37.2
HWC	Federal Building	1,760.1	Colony Square	325.0
	Cdn. Grain Comm. Building	1,658.3	ERC Bldg.	181.4
	Customs Building	1,193.4	Eaton Place	2,308.2
			Deer Lodge Hospital	605.6
			Kensington Bldg.	511.0
INAC	General Post Office	227.5	Autolec Bldg.	476.0
			Kensington Bldg.	4,368.7
Justice			Centennial House	585.8
Labour	Can. Grain Comm. Building	694.3	Century Plaza	251.9
Native Ec. Dev. Prog.			Bank of Montreal	1,466.9
NFB			Century Plaza	1,633.9
PFRA			Century Plaza	552.3
PSC	Federal Building	7.1		
	Can. Grain Comm. Building	391.3		
	Nat. Revenue Building	1,446.4		
PWC	Federal Building	2,580.6		
	Can. Grain Comm. Building	98.0		
	Nat. Revenue Building	12.4		
	Macdonald Building	8.7		
	Customs Building	824.96		
	General Post Office	4,504.1		

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE m^2	OTHER PROPERTY	LEASED SPACE (RENTABLE) m^2
RC - C&E	Federal Building	2,585.5		
	Nat. Revenue Building	1,218.4		
	GPO	1,119.1		
RC-Tax	National Revenue Building	7,842.4	Winfield Bus. Park Bldg. G	933.1
RCMP			888 St. James St. Bldg.	1,006.0
Sec. State	Canadian Grain Commission Building	1,023.3		
	Nat. Revenue Building	12.4		
SSC	Federal Building	57.1	100 Otter St. Bldg.	1,782.4
	GPO	965.4		
	Macdonald Building	3,338.9		
StatsCan	GPO	2,143.4	Westrow Mall	859.4
Status of Women	Federal Building	61.9		
TC	Customs Building	2,732.4	Village Plaza	218.7
			Asta Industrial Pk.	981.6
			Bank of Montreal	9,869.4
			Hangar T-4	37.2
			Balkan Bldg.	733.1
Vacant		1,833.9		
Caterplan		300.2		
Private Rental		900.7		
Total		115,681.86		59,988.6

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

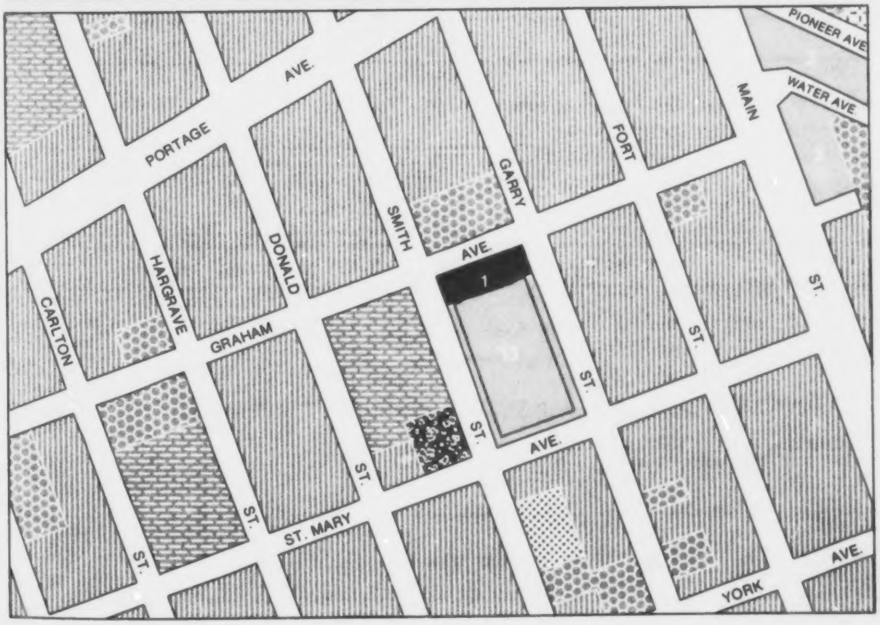
(PWC) Post Office Tower
Tour du bureau de poste (TPC)

266 Graham Avenue, Winnipeg
266, avenue Graham, Winnipeg

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
4611040 013 DPW0 32008

STUDY YEAR/ANNÉE D'ÉTUDE
1986


PIONEER AVE
WATER AVE
MAIN
PORTAGE
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FORT
GARRY
SMITH
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1
DONALD
HARGRAVE
CARLTON
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AVE.
ST. MARY
YORK
AVE.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

PWC POST OFFICE TOWER - WINNIPEG

SITE

AREA 0.2855 ha	**DIMENSIONS** 36 m x 79.50 m	**LEGAL DESCRIPTION** Lots 192, 193, 234, 235, Ptn. of Lots 191 & 236 Incl lane, Blk 3, P. 129 WLTO	**ACQUISITION DATE/COST** 1948/$204,000
ZONING CM - Commercial, Industrial		**PHYSICAL CHARACTERISTICS** Level CBD Site	
USE 97% structure, 3% site, parking, driveway			**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	See next page					

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES** CP 140 Other 1200

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING CM - Commercial Industrial C4 - Commercial	**LAND USE** Commercial, Industrial, open space, institutional, residential	**DENSITY** High
TRENDS Ongoing redevelopment of individual parcels.	**PLANNED CHANGE** Development control to enhance CBD.	

OPERATION

REQUIREMENTS CBD location		**ACCESS** By foot, vehicle, public transportation	**PARKING** -
HANDICAPPED SERVICES 1980 - ramp, telephone, parking, washroom		**PLANNED ACTIVITIES** $898,000 renovations proposed	
OPERATING EXPENSES $1,190,000 (84/85)	**GROSS INCOME** $3,249,353 (85/86)	**CURRENT VALUE** 1985 by Fee Appraiser $9,550,000	**GRANT IN LIEU OF TAXES**

ADDITIONAL INFORMATION

This property is still under negotiation between CP and PWC as to ultimate ownership.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	10	29,468.8 m^2	16,383.3 m^2	14,164.5 m^2	1957	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Stone/marble	Capital Improv. Repairs, Interior Renovations $415,000 (1983/84)	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	CP	6,851.8 m^2		Office retail process)
	EC-AES	2,573.5 m^2		Office lab)
	Stats Can	2,070.9 m^2		Office)
	CEIC	2,010.1 m^2		Office computer) - Multiple tenancy
	RC - C&E	1,119.1 m^2		Office process) Federal Office Space
	SSC	965.4 m^2		Office)
	ND	446.5 m^2		Office)
	Priv. Sector	546.1 m^2	*	Process (Cafeteria))

*Rental payment to Cafeteria Committee

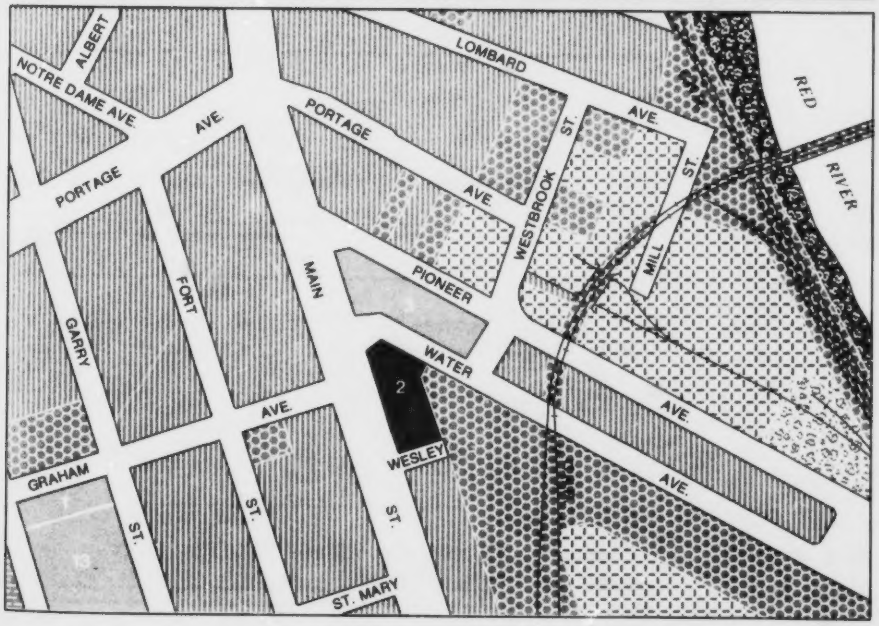
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

Government of Canada Building
Immeuble fédéral

269 Main Street, Winnipeg
269, rue Main, Winnipeg

OWNER/PROPRIÉTAIRE	PWC/TPC
CRPI/RIC:	4611040 013 DPW0 12626
STUDY YEAR/ANNÉE D'ÉTUDE	1986


ALBERT
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MAIN
FORT
GARRY
WATER AVE.
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2
WESLEY
AVE.
GRAHAM
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ST.
ST. MARY
13

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.40 ha	Irregular 42.78 m x 106.09 m	Pt. Lot 1, Lane & Pt. Lot 26, Blk. 1, Parish St. John, Plans 129 & 3754 WLTO	1935/$150,000

ZONING	PHYSICAL CHARACTERISTICS
C4 - Commercial	Level site

USE	SERVICES AVAILABLE
52% structure, 48% open space, set backs, parking	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	See next page					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CM - Business District M2, M3 - Industrial	Office, retail, commercial, railway yards, utilities	High

TRENDS	PLANNED CHANGE
Renovations, spot redevelopment	Core area initiative plans, redevelopment of east yards CNR

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central, accessible location, public visibility	Foot, vehicle, public transportation	40 outside spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
1981 lift, telephones, washrooms 1984 elevator 1985 drinking fountains	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$392,331 (1984/85)	$1,323,144 (1985/86)	Approx. $4,000,000 from Asset Management Review 1985	$412,764 (1985)

ADDITIONAL INFORMATION

This building has been well maintained. Due to its location, vehicle access and parking is difficult.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	11	16,497.4 m^2	11,718.1 m^2	9,476.6 m^2	1938	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Stone	1983-84 Interior renov., Major Capital Improvements $238,000 1984-85 Interior renov., heating, Major Capital Improvements $785,000	Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	AG	3,192.1 m^2		Office, process, storage
	RC-C&E	2,585.5 m^2		Office, storage
	PWC	2,580.6 m^2		Office, storage
	HWC	1,760.1 m^2		Office, storage, process
	EC	1,087.9 m^2		Office, storage
	Vacant	92.6 m^2		Office, storage
	SSC	57.1 m^2		Process
	Status of Women	61.9 m^2		Office
	Caterplan	34.5 m^2	No agreement	Cafeteria
	CCA	20.4 m^2		Storage
	PSC	7.1 m^2		Storage

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

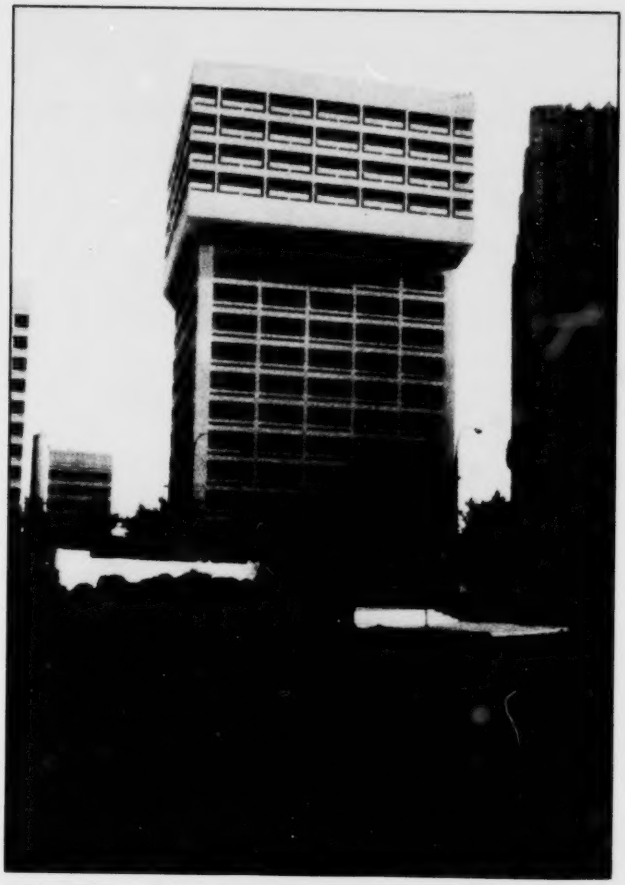
Canadian Grain Commission Building
Immeuble de la Commission canadienne du grain

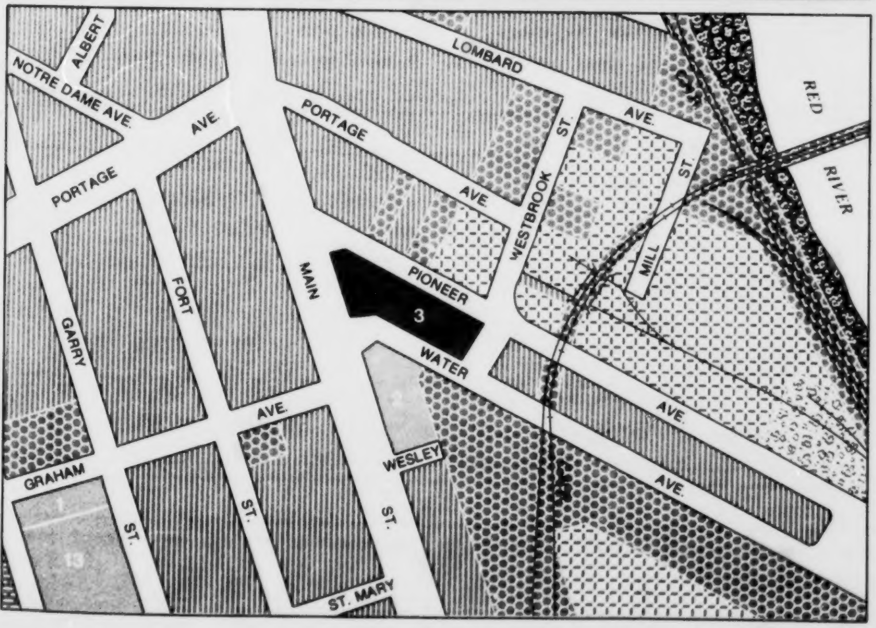
303 Main Street, Winnipeg
303, rue Main, Winnipeg

OWNER / PROPRIÉTAIRE
PWC / TPC

CRPI / RIC:
4611040 013 DPW0 12648

STUDY YEAR / ANNÉE D'ÉTUDE
1986

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GARRY
PIONEER
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AVE.
AVE.
WESLEY
GRAHAM
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ST.
ST. MARY
2
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13

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	⬚
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▦
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

0 57
m

SCALE/ÉCHELLE 1:5,700

PROPERTY DESCRIPTION

(3) PWC CANADIAN GRAIN COMMISSION BUILDING - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.50 ha	Irregular 140 m x 35 m	Lots 37-56 Incl., Plan 3137 WLTO & ptns. of streets closed Plan 5929 & 8758 WLTO	1972/$348,800

ZONING	PHYSICAL CHARACTERISTICS
CM - Commercial Industrial	Level site

USE	SERVICES AVAILABLE
21% structure, 79% open space, parking	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	See next page					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CM - Commercial, Industrial M2, M3 - Industrial	Commercial, Industrial, utilities	High

TRENDS	PLANNED CHANGE
Rehabilitation or redevelopment of older properties	Core area initiative. Redevelopment of east yards.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central office location, high visibility	Foot, vehicle, public transportation	79 outside spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
1980 - washrooms/ramps 1985 - elevator, drinking fountain	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$578,501 (1984/85)	$2,399,571 (1985/86)	Approx. $13,000,000 (from Asset Management Review 1985)	$462,837 (1985)

ADDITIONAL INFORMATION

The large site area is due to the original plan to develop another office tower adjoining the present one at a future date. This plan has now been abandoned.

(3) PWC CANADIAN GRAIN COMMISSION BUILDING - WINNIPEG

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	16	20,430.4 m^2	17,282.1 m^2	15,696.8 m^2	1973	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Concrete	(1984-85) - Water & sanitation, air cond. Interior repairs - $85,000 Energy retrofit $46,000	Good	40 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	CDN Grain Commission	9,651.3 m^2		Office, storage, process
	CDN Intgr. Inst.	1,987.2 m^2		Office, process
	HWC	1,658.3 m^2		Office, storage
	Sec. State	1,023.3 m^2		Office
	Can. Labour	694.3 m^2		Office
	Vacant	632.0 m^2		Office
	Agr	612.9 m^2		Office, storage
	PSC	391.3 m^2		Office
	Ritz Foods	223.0 m^2	To Nov. 1, 1987	Process
	CP	131.7 m^2		Office
	PWC	98.0 m^2		Storage

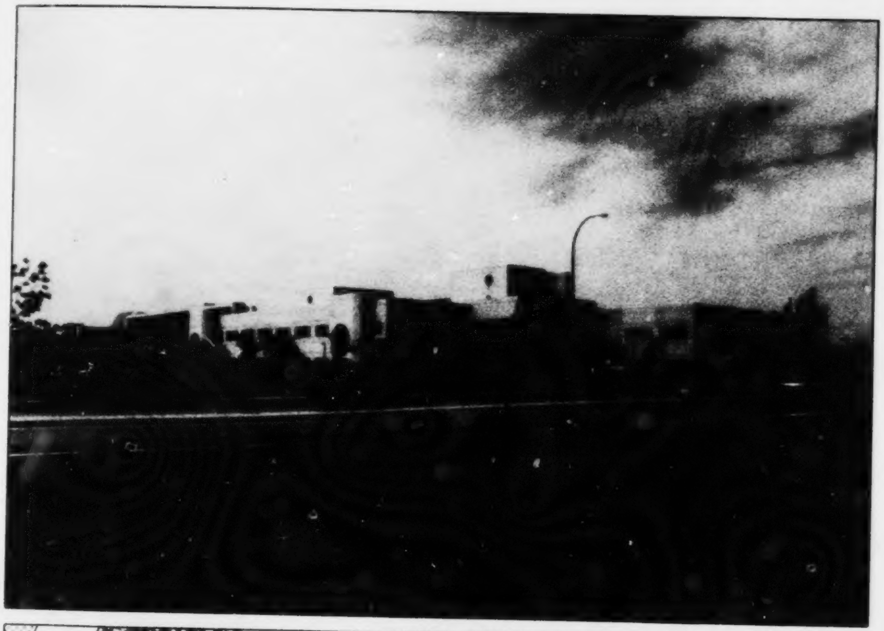
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

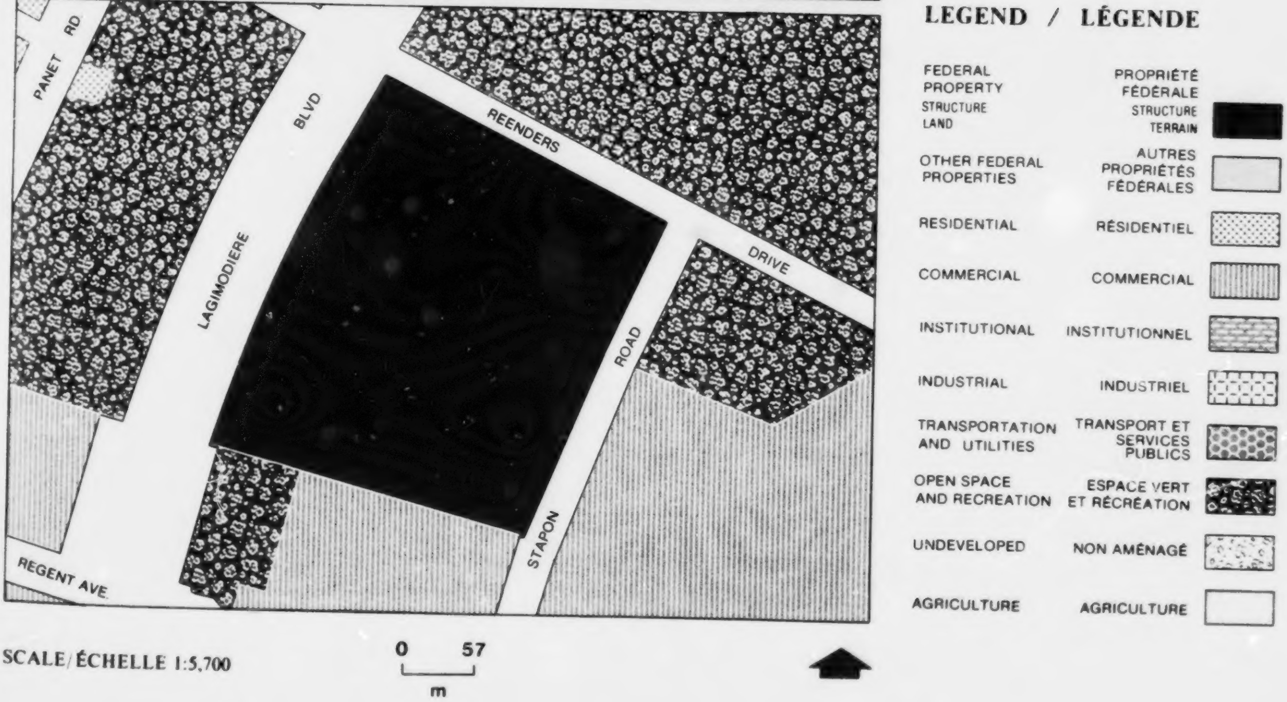
Site 4

Taxation Data Center
Centre des données fiscales

66 Stapon Road, Winnipeg
66, chemin Stapon, Winnipeg

OWNER/PROPRIÉTAIRE	PWC/TPC
CRPI/RIC	4611040 010 DPW0 12702
STUDY YEAR/ANNÉE D'ÉTUDE	1986




PANET RD
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REENDERS DRIVE
STAPON ROAD
REGENT AVE.
LEGEND / LÉGENDE
FEDERAL PROPERTY STRUCTURE LAND — PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES — AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL — RÉSIDENTIEL
COMMERCIAL — COMMERCIAL
INSTITUTIONAL — INSTITUTIONNEL
INDUSTRIAL — INDUSTRIEL
TRANSPORTATION AND UTILITIES — TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION — ESPACE VERT ET RÉCRÉATION
UNDEVELOPED — NON AMÉNAGÉ
AGRICULTURE — AGRICULTURE
SCALE/ÉCHELLE 1:5,700
0 57
m

PROPERTY DESCRIPTION

PWC TAXATION DATA CENTRE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
8.01 ha	Irregular 275.66 m x 348.19 m	Pt. Lot 2,Pl.13518,Pt. Lot 64-67 in OTM Par. St. Boniface, Pt. Lot 97 OTM	1977/$1,557,329

ZONING	PHYSICAL CHARACTERISTICS
C2 - General Commercial A1 - Agricultural	Site rises slightly from SE to NW

USE	SERVICES AVAILABLE
18% structure, 82% grounds, parking areas	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	31,211.2 m^2	27,114.8 m^2	21,959.4 m^2	1979	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	1984-85 Cyclical Rep. $50,000, Capital Impr. $72,000, 1983-84 Minor Impr. $59,000	Good	44 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RC-Taxation	26,631.0 m^2		Office, storage, laboratory, parking	2000
	Caterplan	483.8 m^2	Dated Jan. 7/80 - No expiry	Cafeteria	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
See below	Commercial	Low to medium

TRENDS	PLANNED CHANGE
Vacant lands surrounding subject property are not yet developed	Future development in accordance with zoning

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate site area for horizontal layout processing space; accessible to city wide labour pool; good access for trucks servicing facility, near public transportation	Foot, vehicle, public transportation	751 outside spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Fully designed to accommodate handicapped persons	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$640,300 (1984-85)	$4,526,940 (1985-86)	Approx. $20,000,000 (from Asset Management Review 1985)	$626,566 (1985)

ADDITIONAL INFORMATION

Zoning - C2 - General Commercial A, A1 - Agricultural
C3H - Highway Commercial M-1 - Light Industrial

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5

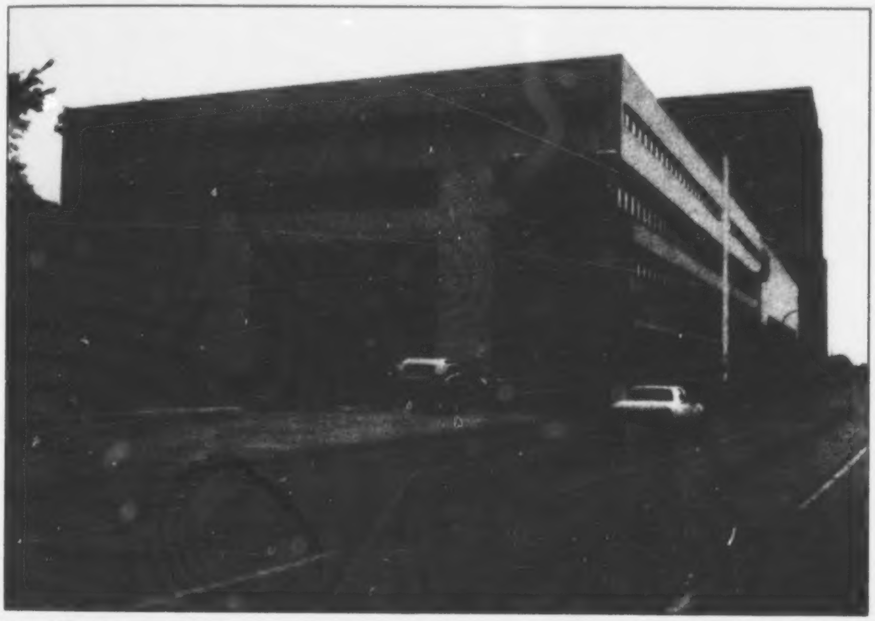
National Revenue Building
Immeuble de Revenu Canada

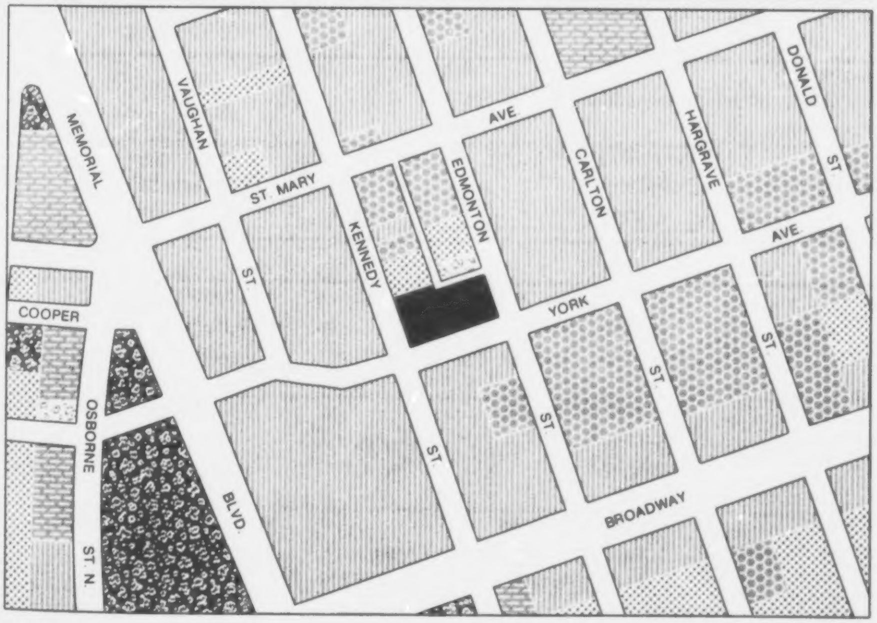
391 York Avenue , Winnipeg
391, avenue York , Winnipeg

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
4611040 013 DPW0 12633

STUDY YEAR/ANNÉE D'ÉTUDE
1986





MEMORIAL
VAUGHAN
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CARLTON
HARGRAVE
DONALD
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AVE
COOPER
YORK
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ST
OSBORNE
ST. N.
BLVD.
ST
BROADWAY

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.34 ha	Irregular 45.71 m x 79.56 m	Lots 751,752,753,674,675, Pt. Lot 676 Plan 129 WLTO, Parcel 1, Plan 6461 WLTO	1957/$122,534

ZONING	**PHYSICAL CHARACTERISTICS**
C4 - Commercial	Level site

USE	**SERVICES AVAILABLE**
72% structure, 28% site	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	See next page					

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**
-	-	-	-

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
CM-Bus. Dist., C4-Comm. CR-Commercial/Resid.	Commercial, parking, residential, institutional	High

TRENDS	**PLANNED CHANGE**
Transition area undergoing redevelopment	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Central office location, good access	Foot, vehicle, public transportation	20 outside spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
1980 - Washrooms refitted, ramp lift 1984 - Elevator 1985 - Drinking fountains	-

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$413,631 (1984-85)	$1,433,041 (1985-86)	Approx. $6,000,000 (from Asset Management Review 1984)	$310,616 (1985)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	15,162.6 m^2	12,766.3 m^2	11,508.3 m^2	1959	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Steel frame, masonry walls, brick & tyndal stone face	3rd & 4th floors added 1969 Cost $1,852,000	Good	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	RC-Taxation	7,842.4 m^2		Office, storage
	PSC	1,446.4 m^2		Office, storage
	RC-C&E	1,218.4 m^2		Office, storage
	Vacant	801.4 m^2		Office, storage
	Ext. Aff.	670.4 m^2		Office
	EC	426.5 m^2		Office
	Caterplan	161.8 m^2	Renewed Jan. 20, 1985	Cafeteria
	PWC	136.3 m^2		Office
	Sec. State	12.4 m^2		Storage

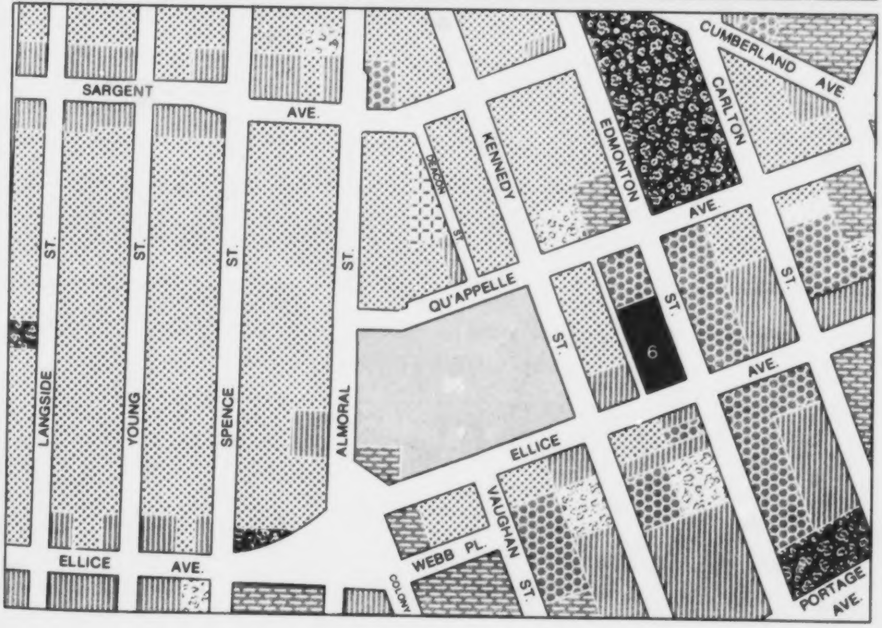
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

MacDonald Building
Immeuble MacDonald

344 Edmonton Street , Winnipeg
344, rue Edmonton , Winnipeg

OWNER/PROPRIÉTAIRE	PWC/TPC
CRPI/RIC:	4611040 013 DPW0 12624
STUDY YEAR/ANNÉE D'ÉTUDE	1986


SARGENT
AVE.
CUMBERLAND
AVE.
CARLTON
EDMONTON
KENNEDY
DEACON ST
AVE.
ST.
QU'APPELLE
ST.
ST.
6
AVE.
LANGSIDE ST.
YOUNG ST.
SPENCE ST.
ALMORAL ST.
ELLICE
VAUGHAN ST.
WEBB PL.
COLONY
ELLICE AVE.
PORTAGE AVE.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.28 ha	36.66 m x 76.20 m	Lots 177 to 181 incl., Plan 129 WLTO	1960/$128,448

ZONING	PHYSICAL CHARACTERISTICS
CM - Commercial Industrial CR - Commercial/Residential	Level site, CBD location

USE	SERVICES AVAILABLE
64% structure, 36% parking	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	9,163 m^2	7,683.6 m^2	6,742.9 m^2	1961	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick & stone	Energy Retrofit (1981/82)	Fair to poor - roof, cladding, fenestration deficiencies, needs refit/renovation of major building support systems	Nearing end of 25 year cycle

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CEIC	4,215.1 m^2	-	Office, storage	287
	SSC	3,338.9 m^2	-	Office, process, laboratory	
	Caterplan	103.9 m^2	Option Renewed 85-03-31*	Cafeteria	
	PWC	8.7 m^2	-	Office	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CR, CR3B - Commercial CM - Business District	Commercial, residential, open space, institutional, parking	Medium

TRENDS	PLANNED CHANGE
Commercial and institutional redevelopment	North Portage Development Corporation spearheading redevelopment. Expansion of Central Park. One way street system.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location adjoining downtown, convenient access for UIC claimants	Foot, vehicle, public transportation	26 outside spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
1983 - Washrooms refitted 1984 - Elevator 1985 - Drinking fountains	PWC have approved $3.7 million in renovations for 1987

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$345,076 (1984/85)	$897,694 (1985/86)	Approx. $3,500,000 (from Asset Management Review 1985)	$196,468 (1985)

ADDITIONAL INFORMATION

*No expiry date

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 7

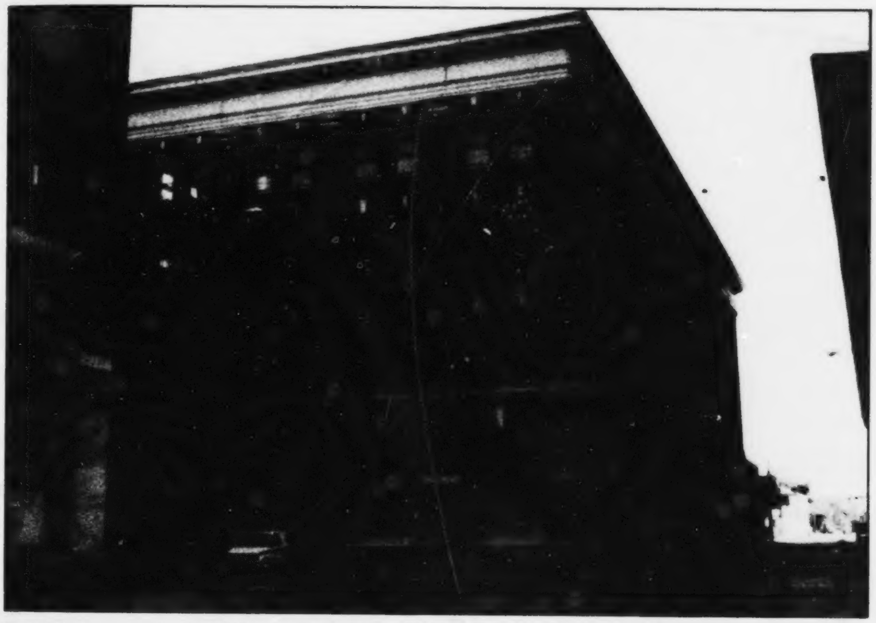
Customs Examining Warehouse
Entrepôt des douanes

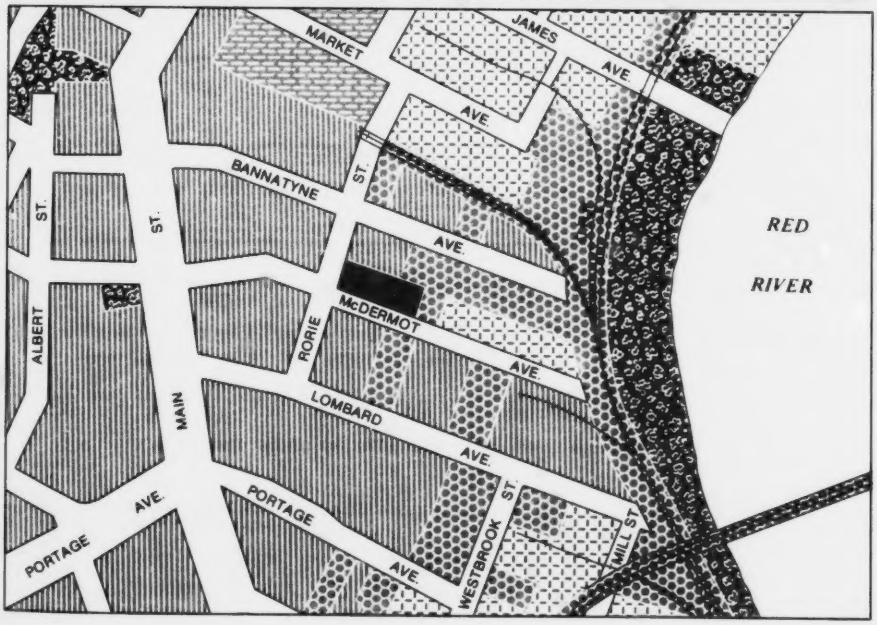
145 McDermot Avenue , Winnipeg
145, avenue McDermot , Winnipeg

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
4611040 013 DPW0 12631

STUDY YEAR/ANNÉE D'ÉTUDE
1986




MARKET
JAMES
AVE.
AVE.
BANNATYNE
ST.
AVE.
ST.
ST.
ALBERT
RED
RIVER
McDERMOT
RORIE
AVE.
LOMBARD
MAIN
AVE.
PORTAGE
AVE.
PORTAGE
AVE.
WESTBROOK
ST
MILL ST

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	⁘
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	⬚
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▦
UNDEVELOPED	NON AMÉNAGÉ	⁙
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

SITE

AREA 0.18 ha	**DIMENSIONS** 27.46 m x 68.65 m	**LEGAL DESCRIPTION** Lots 52-68 incl., Plan 223 DWG7, Winnipeg	**ACQUISITION DATE/COST** 1906/$88,225
ZONING CM - Commercial Industrial		**PHYSICAL CHARACTERISTICS** Level site in CBD	
USE 95% structure, 5% site			**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	See next page					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING CM - Commercial/Industrial M2 - Industrial	**LAND USE** Commercial, industrial, open space, institutional	**DENSITY** High
TRENDS Some rehabilitation being undertaken in area, minimum redevelopment	**PLANNED CHANGE** Historic warehouse district; many buildings in area are designated historic.	

OPERATION

REQUIREMENTS Centrally located warehouse/storage facility		**ACCESS** Foot, vehicle, public transportation	**PARKING** 13 outside spaces (of these 2 are vacant)
HANDICAPPED SERVICES 1980 - Lift, washrooms 1984 - Elevators 1985 - Drinking fountains		**PLANNED ACTIVITIES** Long range economic viability is under review.	
OPERATING EXPENSES $71,894 (1984/85)	**GROSS INCOME** $292,717 (1985/86)	**CURRENT VALUE** Approx. $780,000 (from Asset Management Review 1984)	**GRANT IN LIEU OF TAXES** $34,261 (1985)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	7,089.3 m^2	5,968.8 m^2	5,429.7 m^2	1911	Of interest to FHBRO

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Masonry walls & brick face	-	Fair	5 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC	2,732.4 m^2		Office, storage
	HWC	1,193.4 m^2		Storage
	PWC	824.96 m^2		Process, storage
	Agr	336.20 m^2		Office, storage
	Cdn. Grain Comission	206.20 m^2		Storage
	CEIC	83.1 m^2		Storage
	EC AES	53.9 m^2		Storage
	EC Parks	52.9 m^2		Storage
	CP	41.7 m^2		Processing
	Overseas Bk. Cent.	131.6 m^2		Storage (philanthropic organization)
	Vacant	308.90 m^2		Storage

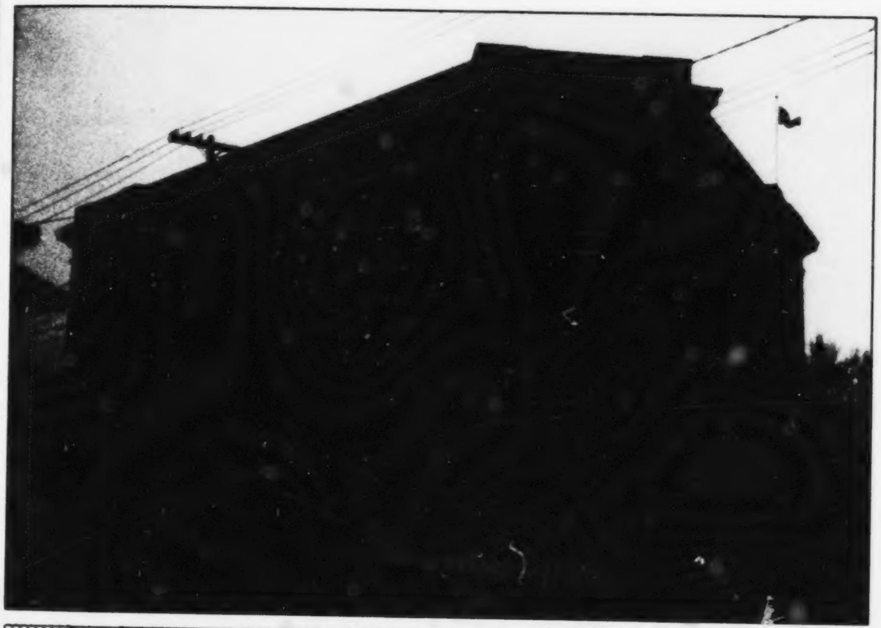
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

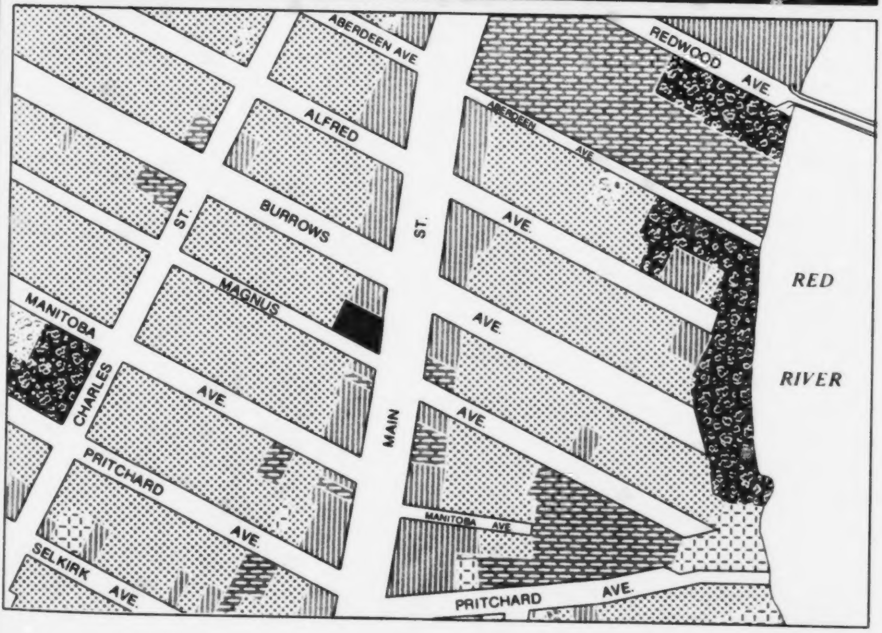
Site 8

Postal Station B
Succursale postale B

1048 Main Street , Winnipeg
1048, rue Main , Winnipeg

OWNER/PROPRIÉTAIRE	PWC/TPC
CRPI/RIC:	4611040 013 DPW0 12627
STUDY YEAR/ANNÉE D'ÉTUDE	1986




ABERDEEN AVE
REDWOOD AVE.
ALFRED
ABERDEEN AVE
BURROWS
ST.
ST.
AVE.
MAGNUS
AVE.
RED
RIVER
MANITOBA
CHARLES
AVE.
MAIN
AVE.
PRITCHARD
AVE.
MANITOBA AVE
SELKIRK AVE.
PRITCHARD AVE.
0 57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.09 ha	Irregular 26.16 m x 41.95 m	Lots 15, 16 & 429, Pt. Lot 39 of Parish of St. John, Plan 28 WLTO	1905/$16,034

ZONING	PHYSICAL CHARACTERISTICS
C2 - Commercial	Level site

USE	SERVICES AVAILABLE
49% structure, 51% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	1,514.3 m^2	1,163.9 m^2	1,013.6 m^2	1907	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick/stone	None	Good	5 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	496.7 m^2		Process, storage	27
	Chief Elec. Officer	33.7 m^2		Storage	
	Vacant -				
	Non-Usable	458.3 m^2		Storage	
	Under Study	175.2 m^2		Offices	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C2 - Commercial R2, R3 - Residential	Commercial, institutional, residential	Low

TRENDS	PLANNED CHANGE
Deterioration of housing & increase in density No change to Main St. commercial development.	Proposals for downzoning of residential area to R2T.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Postal facility for surrounding area.	Foot, vehicle, public transportation	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$35,447 (1984/85)	$33,849 (1985/86)	Approx. $100,000 from Asset Management Review 1985	$12,715 (1985)

ADDITIONAL INFORMATION

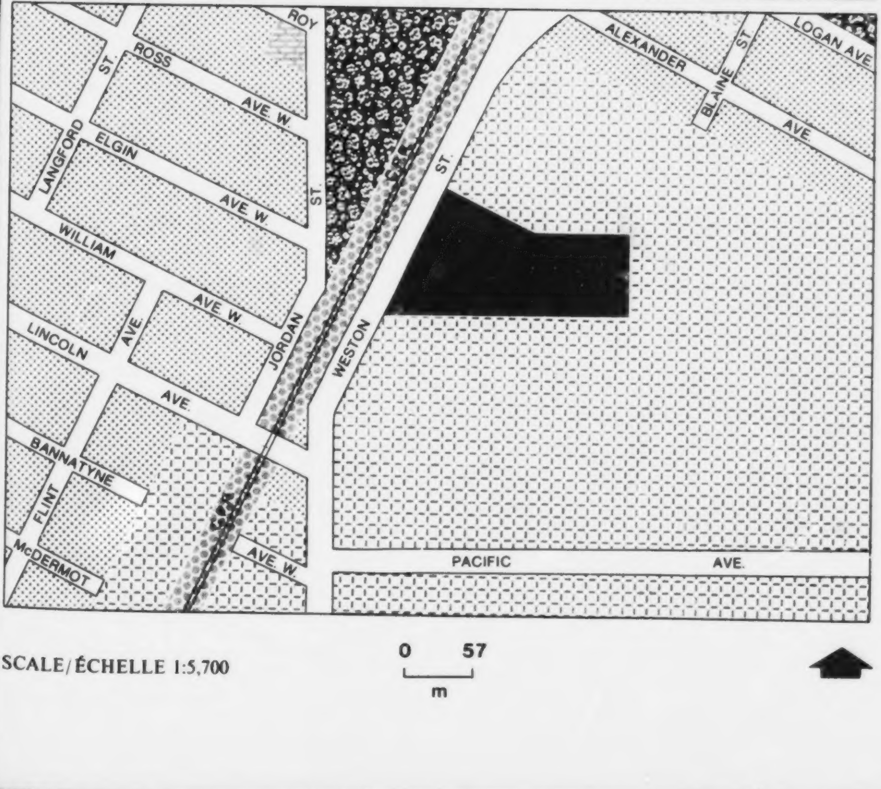
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9

Federal Records Center
Centre fédéral des dossiers

201 Weston Street , Winnipeg
201. rue Weston , Winnipeg

OWNER PROPRIÉTAIRE	PWC/TPC
CRPI RIC:	4611040 013 DPW0 31575
STUDY YEAR ANNÉE D'ÉTUDE	1986


ROY
ROSS
AVE. W.
LANGFORD
ST.
ELGIN
AVE. W.
ST.
WILLIAM
AVE. W.
AVE
LINCOLN
AVE.
JORDAN
C.P.R.
WESTON
ST
ALEXANDER
BLAINE
ST
LOGAN AVE
AVE.
BANNATYNE
FLINT
McDERMOT
AVE. W.
C.P.R.
PACIFIC
AVE.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(9) PWC FEDERAL RECORDS CENTRE - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
1.60 ha	Irregular 68.3 m x 219.4 m	Parcels A & B, Plan 17230 WLTO, Part of NW¼ Sec. 7, Tp. 11, Rge. 3 EPM	1983/$318,000

ZONING	**PHYSICAL CHARACTERISTICS**
M2 - Industrial	Level site in older industrial/residential area

USE	**SERVICES AVAILABLE**
50% structure, 50% site	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	1	7,988.1 m^2	7,463.6 m^2	7,248.8 m^2	1984	None

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Precast concrete	Addition built by previous owner 1983	Very good	45 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	Public Archives	7,463.7 m^2	-	Office, process	20

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**
-	-	-	-

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
M2 Industrial, R2 Res. C1 Commercial	Industrial, residential, open space, commercial, institutional	Low

TRENDS	**PLANNED CHANGE**
*See below	-

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Warehouse facility for storage, industrial location, good access for delivery vehicles.	Foot, vehicle, public transportation	26 outside spaces (of these 16 are vacant)

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None provided	None

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$63,962 (1984/85)	$485,134 (1985/86)	Approx. $2,000,000 (PWC Asset Management Review 1985)	$74,178 (1985)

ADDITIONAL INFORMATION

This property was originally leased from the private sector and purchased in 1983.

*Mixed industrial residential area. Older housing stock has stabilized with removal of industrial zoning and neighbourhood improvement program.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 10

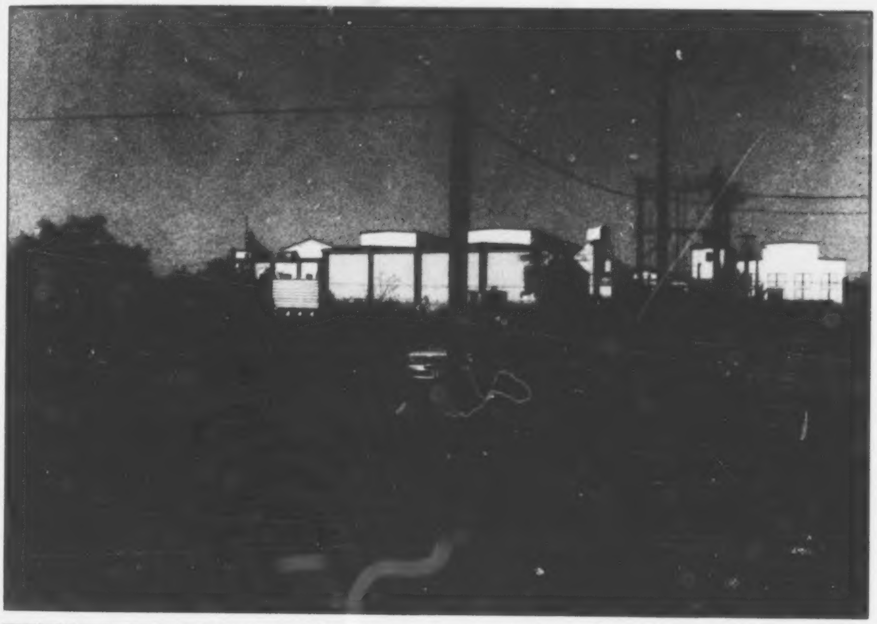
Former Immigration Building Site
Ancien emplacement de l'immeuble de l'immigration

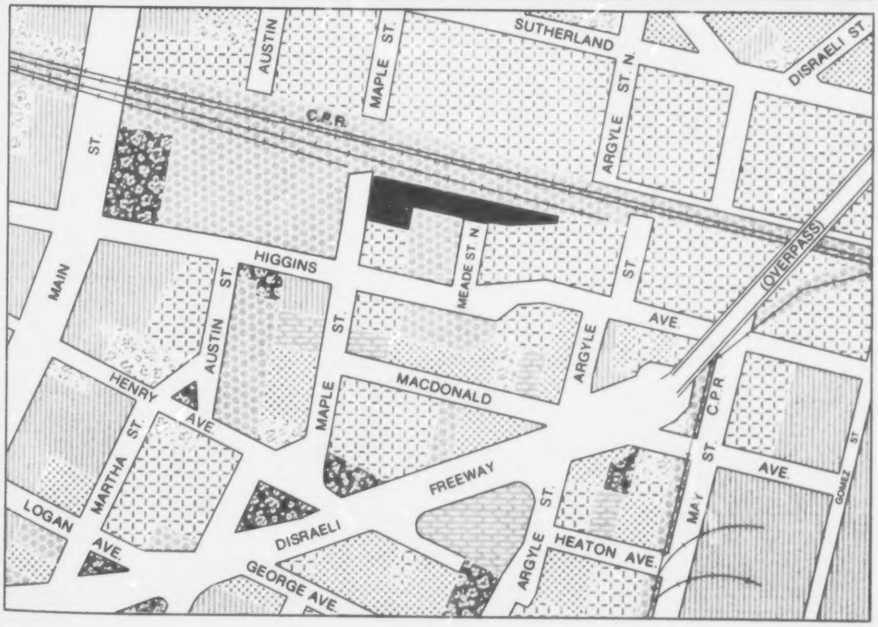
83 Maple Street, Winnipeg
83, rue Maple, Winnipeg

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC
4611040 013 DPW0 12628

STUDY YEAR/ANNÉE D'ÉTUDE
1986




SUTHERLAND
DISRAELI ST.
AUSTIN
MAPLE ST.
ARGYLE ST. N.
C.P.R.
ST.
MAIN
HIGGINS
AUSTIN ST.
ST.
MEADE ST N
ST.
AVE.
(OVERPASS)
ARGYLE
MACDONALD
HENRY AVE.
MARTHA ST.
MAPLE
FREEWAY
LOGAN AVE.
DISRAELI
GEORGE AVE.
ST.
ARGYLE
HEATON AVE.
MAY ST.
C.P.R.
AVE.
GOMEZ ST.

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	⁙
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(10) PWC FORMER IMMIGRATION BUILDING SITE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.36 ha	Not established	Pending New Plan Registration	1907/$40,000

ZONING	PHYSICAL CHARACTERISTICS
M2 - Light Industrial	Relatively level site, some depressions and former rail spur embankments.

USE	SERVICES AVAILABLE
100% vacant	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						N/A

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CM, M1, M2 - Industrial	Industrial, utilities, residential, institutional, commercial	Low to medium

TRENDS	PLANNED CHANGE
Declining neighbourhood, mixed residential/industrial uses, heavy traffic arteries	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Foot, vehicle, public transportation	

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	PWC Estimate $20,000 (1985)	$4,738

ADDITIONAL INFORMATION

This property had originally been let to an adjoining owner for vehicle storage and parking. The Immigration Hall Building was torn down in 1973-74.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 11

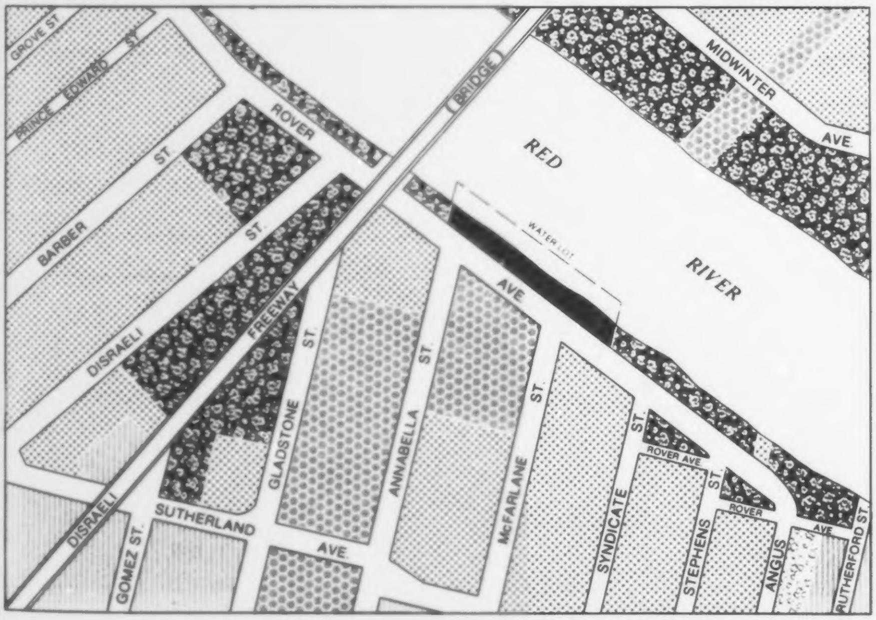
Former Harbour Commissioner's Wharf Site
Emplacement de l'ancien quai du Commissaire du port

Between Riverbank, Rover Avenue, Annabele and McFarlane Streets, Winnipeg
Entre les berges, l'avenue Rover et les rues Annabele et McFarlane, Winnipeg

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
Not in the CRPI/Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986


GROVE ST
PRINCE EDWARD ST
ROVER
BARBER ST
ST
BRIDGE
RED
RIVER
MIDWINTER
AVE
WATER LOT
AVE
DISRAELI
FREEWAY
GLADSTONE ST
ANNABELLA ST
McFARLANE ST
SYNDICATE ST
ROVER AVE
STEPHENS ST
ROVER
AVE
ANGUS
RUTHERFORD ST
SUTHERLAND AVE
GOMEZ ST
DISRAELI
AVE

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨
RESIDENTIAL	RÉSIDENTIEL	▨
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(11) PWC FORMER HARBOUR COMMISSIONER'S WHARF SITE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
Land -1842 m^2 Water Lt-3284 m^2	33 m x 175.6 m Incl. water lot	SE of NW5 1/2 Chains E of Rover Ave. Part of Lot 28, Parish of St. John	1914/ not available

ZONING	PHYSICAL CHARACTERISTICS
PR - Parks	Sloping linear site between Rover Avenue and Red River

USE	SERVICES AVAILABLE
Vacant site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C2 - Commercial M1 - Industrial, PR - Parks	Residential, parkland, industrial, vacant	Medium

TRENDS	PLANNED CHANGE
Mixed industrial residential uses will remain in the foreseeable future	None anticipated. There is a possibility that parks along the riverbank may be extended to this area.

OPERATION

REQUIREMENTS	ACCESS	PARKING
None	By foot, vehicle	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
None	None		$251 (1985)

ADDITIONAL INFORMATION

This property was brought under administration and control of the Harbour Commission of Winnipeg (a federal body) in 1917. The wharf served as a general and freight wharf. The wharf structure was probably destroyed by floods in the 1930's. The Harbour Commission of Winnipeg was dissolved in 1978.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 12

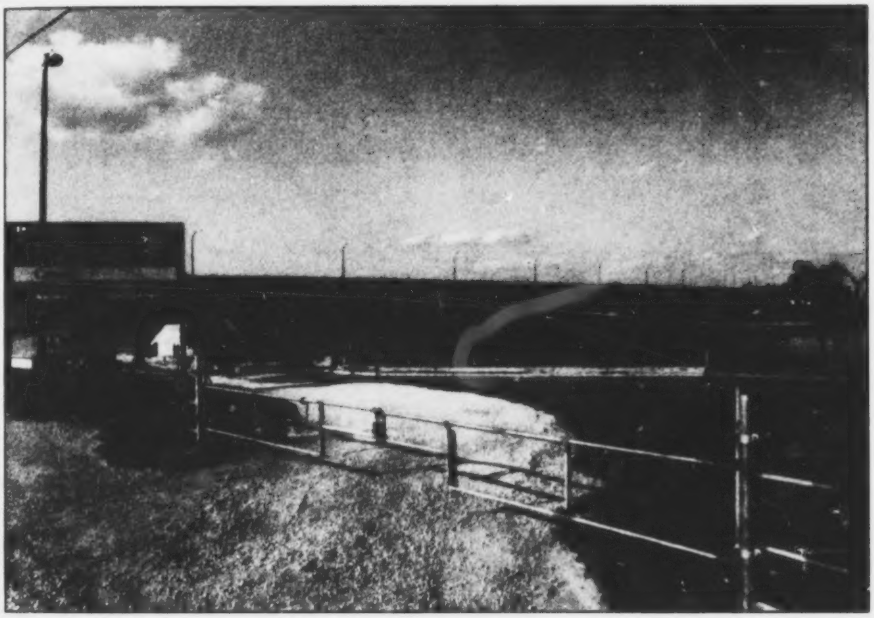
St. Andrews Lock and Dam
Ecluse et barrage St-Andrews

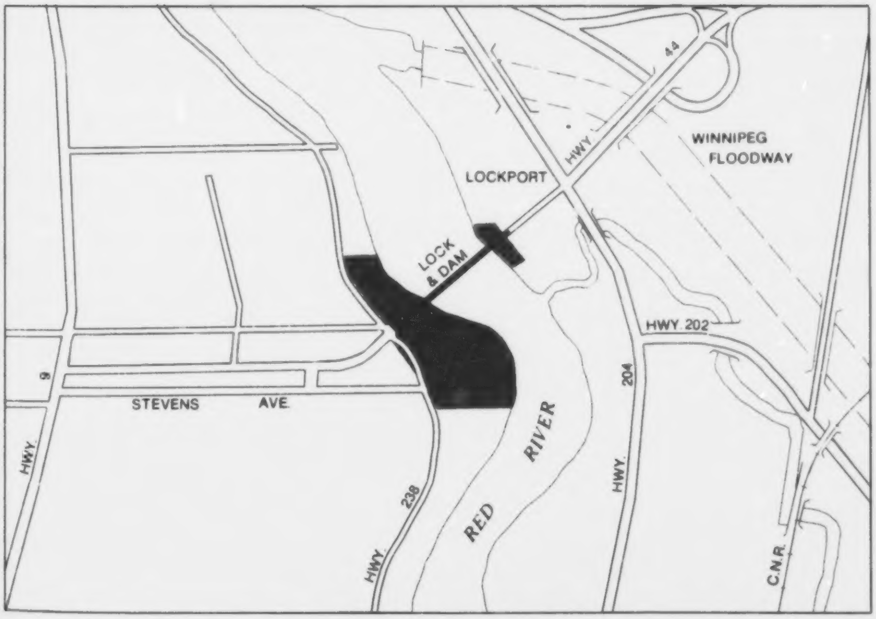
Lockport, Manitoba
Lockport, Manitoba

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
4613043 007 DPW0 12718

STUDY YEAR/ANNÉE D'ÉTUDE
1986




HWY 44
WINNIPEG FLOODWAY
LOCKPORT
LOCK & DAM
HWY 202
HWY 204
HWY 9
STEVENS AVE
RED RIVER
HWY 238
C.N.R.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□

SCALE/ÉCHELLE 1:24,000

0 240
m

PROPERTY DESCRIPTION

PWC ST. ANDREWS LOCK AND DAM - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
9.137 ha	Irregular		1900/$3,939

ZONING	PHYSICAL CHARACTERISTICS
HC - Highway Commercial (on east) RR - Rural Residential	Three parcels of land adjoining

USE	SERVICES AVAILABLE
2% bridge structures & buildings, 98% land	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	334.45 m^2	-	-	1909	Of FHBRO interest
1	1	63.17 m^2	-	-	1910	
1	1	237.84 m^2	-	-	1972	
3	1	-	-	-	-	

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	*		
1	Brick	**	Fair to good	30 years
1	Metal clad	-		
3	Frame	-	Fair	

#	OCCUPANTS	RENTABLE AREA	TERM	USE	# EMPLOYEES
1	PWC	-		Powerhouse/workshop	12 seasonal & full time
1	PWC	-		Lock house	
1	PWC	-		Office/warehouse	
3	PWC	-		Storage sheds/garage	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Combined lock/dam/ bridge & misc. works & beacons & fish ladder	250 m long	Fair to good	Lock and water level control facility

SURROUNDING AREA

ZONING	LAND USE	DENSITY
HC-Highway GC, General Commercial, RR-Rural Res.	Residential, commercial	Low

TRENDS	PLANNED CHANGE
Increase in subdivision and development of country residential on west side of river	None proposed other than completion of Lockport Heritage Park & Museum east side of river; new zoning bylaw for area

OPERATION

REQUIREMENTS	ACCESS	PARKING
Site and installations adjacent to Red River	By foot, vehicle	Total 30 spaces (gravelled lots on both sides of river)

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	1986-87 Curtain crane removal, bridge design work - $80,000 1987-91 Reconstruction & replacement work - $2.8 million

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$450,000 (85/86)	None	$712,000 (1986)	$2,453 (1985)

ADDITIONAL INFORMATION

* 1985/86 roof, masonry, furnace $31,508

**1985/86 roofing & renovations $13,400

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 13

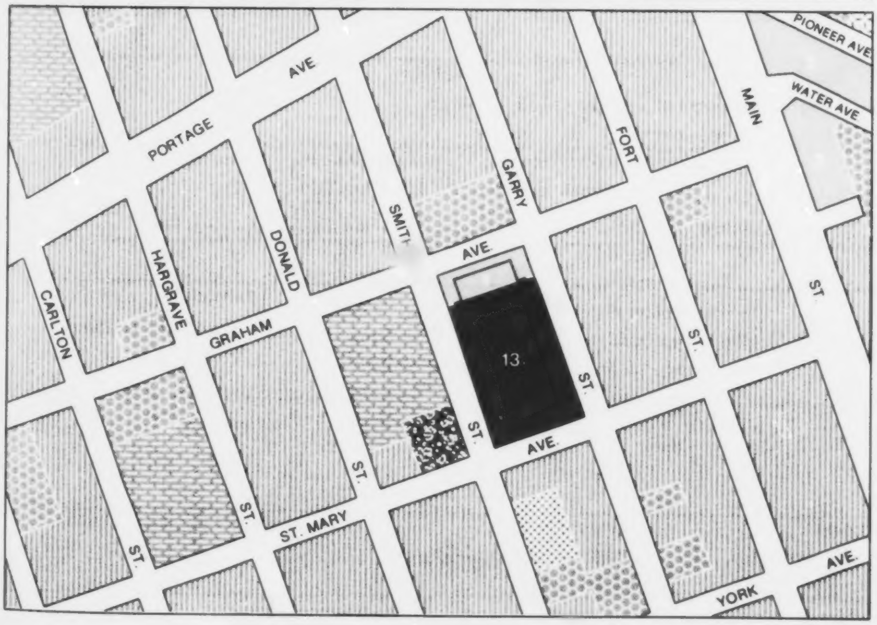
Post Office Terminal
Terminus postal

266 Graham Avenue , Winnipeg
266, avenue Graham , Winnipeg

OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040 013 CPO0 12625

STUDY YEAR ANNÉE D'ÉTUDE
1986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WATER AVE
PORTAGE
AVE
MAIN
FORT
GARRY
SMITH
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DONALD
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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(13) CP POST OFFICE TERMINAL - WINNIPEG

SITE

AREA 0.93 ha	**DIMENSIONS** 79.50 m x 117 m	**LEGAL DESCRIPTION** Lots 184-190, 237-243, Ptn. of Lots 191 & 236 Inc. lane, Blk. 3, Plan 129, WLTO	**ACQUISITION DATE/COST** 1948/$204,000
ZONING CM - Commercial Industrial		**PHYSICAL CHARACTERISTICS** Level CBD Site	
USE 99% structure, 1% grassed area along St. Marys Avenue			**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	See next page					

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
					CP 200 for 3 shifts

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING CM - Commercial Industrial C4 - Commercial	**LAND USE** Commercial, industrial, open space, institutional, residential	**DENSITY** High
TRENDS Ongoing redevelopment of individual parcels.	**PLANNED CHANGE** Development control to enhance CBD.	

OPERATION

REQUIREMENTS Good access for tractor trailer trucks	**ACCESS** By foot, vehicle, public transportation	**PARKING** 25 indoor spaces
HANDICAPPED SERVICES 1983 - elevator	**PLANNED ACTIVITIES** None	

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$510,000 (84/85)	$2,267,400 (85/86)	1985 by Fee Appraiser $9,427,000	

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	55,792.6 m^2	44,526.1 m^2	41,977.5 m^2	1957	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Brick/concrete	-	Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	CP	38,527.5 m^2		Office retail process lab storage
	PWC	4,504.1 m^2		Storage process
	CEIC	470.9 m^2		Storage
	INAC	227.5 m^2		Storage
	DOC	221.7 m^2		Processing
	EC-AES	184.8 m^2		Storage process
	NO	76.0 m^2		Storage
	Stats Can	72.5 m^2		Storage
	Client Depts.	25 spaces		Indoor parking

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 14

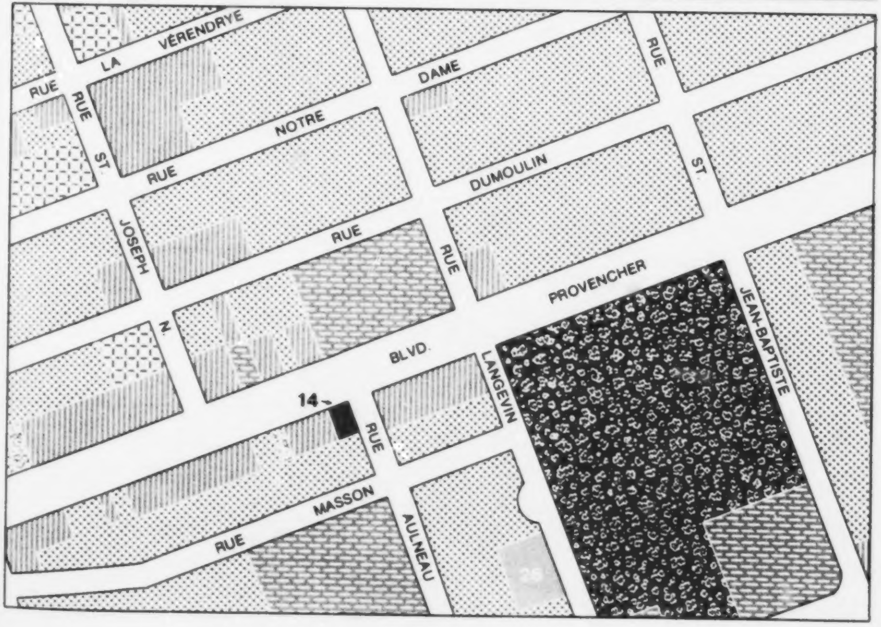
St. Boniface Postal Station
Succursale postale de St-Boniface

208 Provencher Avenue . Winnipeg
208, avenue Provencher . Winnipeg

OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040 008 CPO0 12542

STUDY YEAR ANNÉE D'ÉTUDE
1986


RUE LA VÉRENDRYE
RUE NOTRE DAME
RUE ST JOSEPH N.
RUE DUMOULIN
RUE ST
RUE
PROVENCHER BLVD.
LANGEVIN
JEAN-BAPTISTE
RUE MASSON
RUE AULNEAU
14
26

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(14) CP ST. BONIFACE POSTAL STATION - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.07 ha	20.12 m x 36.58 m	Lots 860 & 862, Subdivision of Part of Lot 76, Reg'd. Plan No. 10, etc.	1906/$4,513

ZONING	PHYSICAL CHARACTERISTICS
C2 - General Commercial	Level Site

USE	SERVICES AVAILABLE
28% structure, 72% site (landscaped, paved, gravelled areas)	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	629.3 m^2	402.8 m^2	351.0 m^2	1906	Of FHBRO Interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick		Good	20 Years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	239.2 m^2	-	Process, Storage	8
	Priv. Rental	12.0 m^2		Office	
	Vacant	82.0 m^2		Office	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C2 - Commercial R1,R2,R3,R4 - Residential	Commercial, residential, institutional	Low

TRENDS	PLANNED CHANGE
Stable area south of Provencher Blvd. North area change from industrial to res./commercial	Bylaw proposed in 1985 to upgrade business and roads as well as streetscape on Blvd. Provencher.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location serving public and area, good access	By foot, vehicle, public transportation	2 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not provided	$2,000 cyclical repairs 1986/87 (renovations). Consolidation Study underway (see Program Requirements).

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$8,508 (1984/85)	$20,849 (1985/86)	Not available	$6,145 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

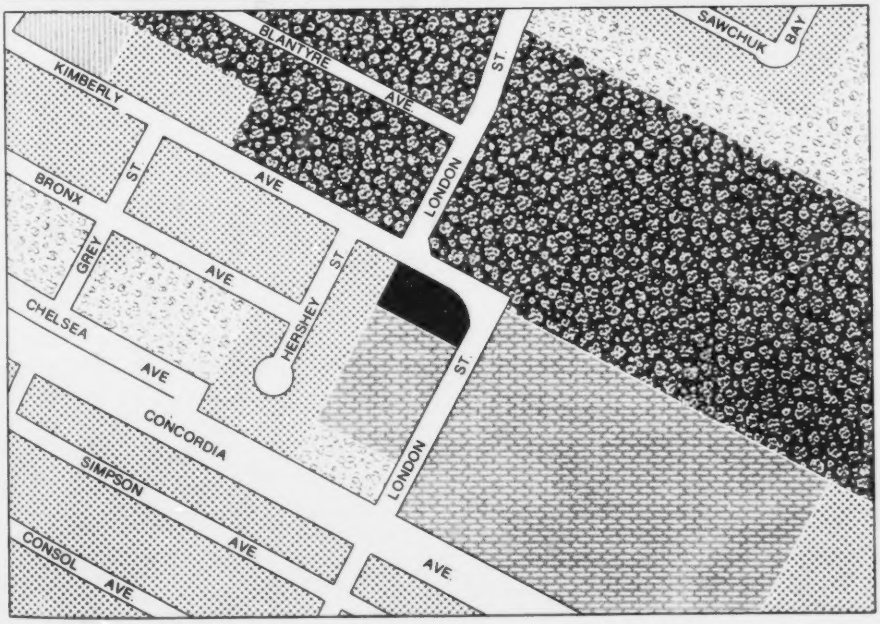
Letter Carrier Depot Y
Poste de facteurs Y

820 Kimberly Avenue , Winnipeg
820, avenue Kimberly , Winnipeg

OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040010CPO0 12703

STUDY YEAR ANNÉE D'ÉTUDE
1986


SAWCHUK
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CHELSEA
AVE
LONDON
ST.
CONCORDIA
SIMPSON
AVE
AVE.
CONSOL
AVE.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(15) CP LETTER CARRIER DEPOT "Y" - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.29 ha	37.95 m x 79.06 m (approx.)	Lot 1, Plan 13, 580 WLTO, Pt of RL 87 in Parish of Kildonan	1978/$73,539

ZONING	PHYSICAL CHARACTERISTICS
C - General Commercial	Level rectangular site with one corner cut off.

USE	SERVICES AVAILABLE
25% structure, 75% site (parking and landscaping)	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	708.3 m^2	655.9 m^2	634.9 m^2	1980	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Steel and brick	-	Good	35 Years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	655.9 m^2		Letter Carrier Depot	29

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RA-Recreational, M1-Indus. R-PL - Planned Residential	Institutional, recreational, residential	Low

TRENDS	PLANNED CHANGE
Development of surrounding area is fixed except for some vacant land parcels.	*See below

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location for carriers to service area, good accessibility	By foot, vehicle, public transportation	2 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
1982 - Ramp	$3000 in cyclical repairs (1986/87)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$13,527 (1984/85)	$92,456 (1985/86)	Not available	$16,232 (1985)

ADDITIONAL INFORMATION

*Area north of Kimberly and east of London (former landfill site) to remain as park; area to east which is presently vacant, is to be developed for single & multiple housing.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16

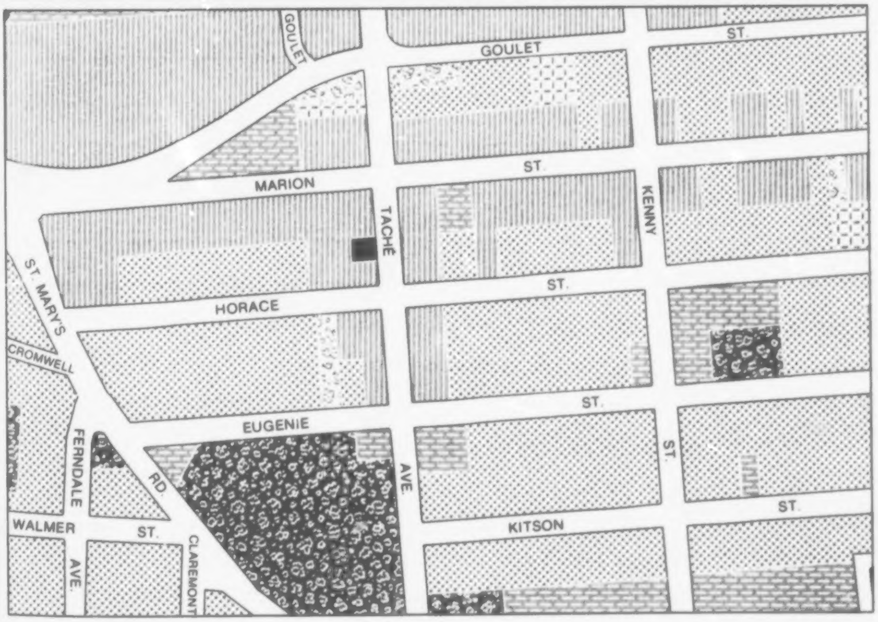
Norwood Grove Postal Station
Succursale postale de Norwood Grove

287 Taché Avenue, Winnipeg
287, avenue Taché, Winnipeg

OWNER/PROPRIÉTAIRE
CP/PC

CRPI/RIC:
4611040 008 CPO0 12543

STUDY YEAR/ANNÉE D'ÉTUDE
1986


GOULET
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CROMWELL
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FERNDALE
RD.
AVE.
ST.
WALMER
ST.
KITSON
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AVE.
CLAREMONT

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (16) CP NORWOOD GROVE POSTAL STATION - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.03 ha	17.07 m x 20.18 m	N. part of Lot 11, Blk. 8, Plan 368 WLTO, Parish of St. Boniface	1931/$5,078

ZONING	PHYSICAL CHARACTERISTICS
C - General commercial	Level site

USE	SERVICES AVAILABLE
45% structure, 55% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	456.1 m^2	349.2 m^2	303.3 m^2	1934	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Good	10 Years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	224.8 m^2	-	Process, storage	8
	Chief, Elec. Officer	20.0 m^2	-	Storage	
	Priv. Rental	104.4 m^2	-	Residential	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C1, C2 - Commercial R2, R3, R4 - Residential	Commercial, residential, institutional, open space	Low

TRENDS	PLANNED CHANGE
Additional commercial development along Marion & Goulet, construc. of small apts. throughout	Controls were placed on the development of multi-family apartments in the neighborhood

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location to serve public, good access	By foot, vehicle, public transportation	2 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
1981 - Ramp	$3000 in cyclical repairs (1986/87)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$11,843 (1984/85)	$13,357 (1985/86)	Not available	$355 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 17

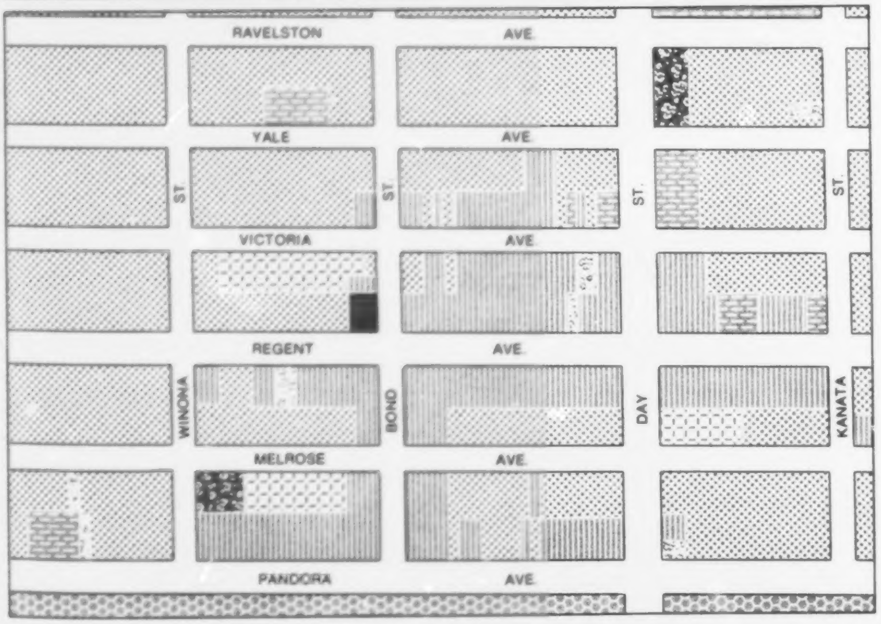
Transcona Postal Station
Succursale postale de Transcona

201-203 Regent Avenue, Winnipeg
201-203, avenue Regent, Winnipeg

OWNER/PROPRIÉTAIRE
CP/PC

CRPI/RIC
4611040 010 CPO0 12546

STUDY YEAR/ANNÉE D'ÉTUDE
1986



RAVELSTON AVE
YALE AVE
VICTORIA AVE
REGENT AVE
MELROSE AVE
PANDORA AVE
WINONA ST
BOND ST
DAY ST
KANATA ST

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (17) **CP TRANSCONA POSTAL STATION - WINNIPEG**

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.12 ha	39.72 m x 30.48 m	Lots 1-4, Block 21, Plan 1504 WLTO and easterly 2.89 m of Lot 5	1927/$12,000 1978/$36,500

ZONING	**PHYSICAL CHARACTERISTICS**
C2 - General Commercial	Level site

USE	**SERVICES AVAILABLE**
61% structure, 39% site	All municipal Services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	1	826.3 m^2	754.3 m^2	732.0 m^2	1927 (original)	Of FHBRO interest

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Brick finish	87 m^2 addition constructed in 1979	Good	20 Years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	CP	754.3 m^2		Post Office	21

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
C2 - Commercial, R2 - Res. (2 Family), M1 - Industrial	Residential, commercial, industrial, institutional	Low

TRENDS	**PLANNED CHANGE**
Stable area, spot redevelopment only	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Combined LCD & PO Central location to serve area, good access	By foot, vehicle, public transporation	6 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Ramp built for wheelchair access at front entrance.	$22,000 in cyclical repairs (1986/87) Resurfacing courtyard and driveway (1986/87)

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$14,481 (1984/85)	$42,535 (1985/86)	Not available	$12,285 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 18

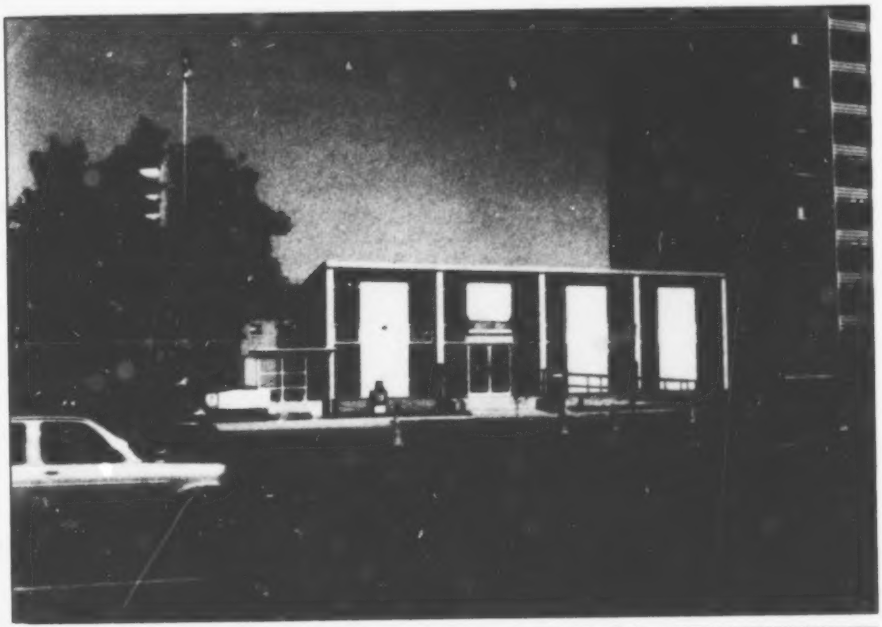
Letter Carrier Depot T
Poste de facteurs T

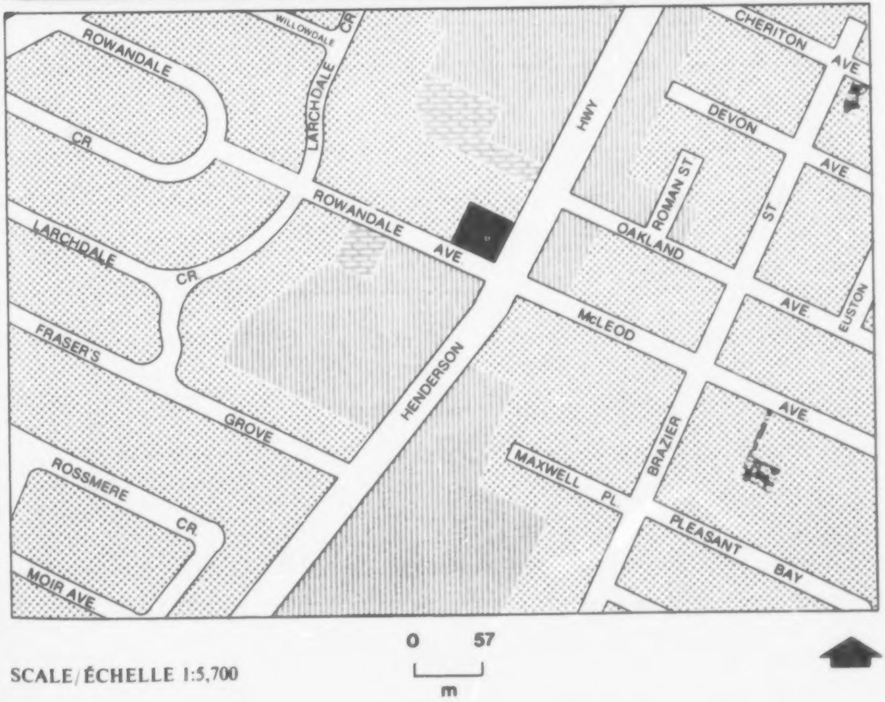
1074 Henderson Highway . Winnipeg
1074, route Henderson . Winnipeg

OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040 010 CPO0 12547

STUDY YEAR ANNÉE D'ÉTUDE
1986

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SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

(18) CP LETTER CARRIER DEPOT "T" - WINNIPEG

SITE

AREA 0.14 ha	**DIMENSIONS** 30.94 m x 45.72 m	**LEGAL DESCRIPTION** Part of RL 66, Parish of Kildonan, etc. *	**ACQUISITION DATE/COST** 1961/$29,825

ZONING RA - Surburban	**PHYSICAL CHARACTERISTICS** Level site on major thoroughfare
USE 33% structure, 67% site	**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	634.0 m^2	539.6 m^2	463.9 m^2	1963	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick		Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	539.6	-	Process, storage	30

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING C1 & C2 - Commercial R3-Residential (Multi Fam.)	**LAND USE** Residential, commercial, institutional	**DENSITY** Low

TRENDS Stable commercial cluster and residential development beyond.	**PLANNED CHANGE** Only change is a rezoning of comm. parcel north of LCD from lumber yard to multi-tenancy commercial.

OPERATION

REQUIREMENTS Central location to service area, good access	**ACCESS** By foot, vehicle, public transporation	**PARKING** 2 spaces

HANDICAPPED SERVICES 1981 - Wheelchair ramp	**PLANNED ACTIVITIES** $3,000 in cyclical repairs (1986/87) for renovation

OPERATING EXPENSES $12,567 (1984/85)	**GROSS INCOME** $41,308 (1985/86)	**CURRENT VALUE** No appraisal available	**GRANT IN LIEU OF TAXES** $13,944 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 19

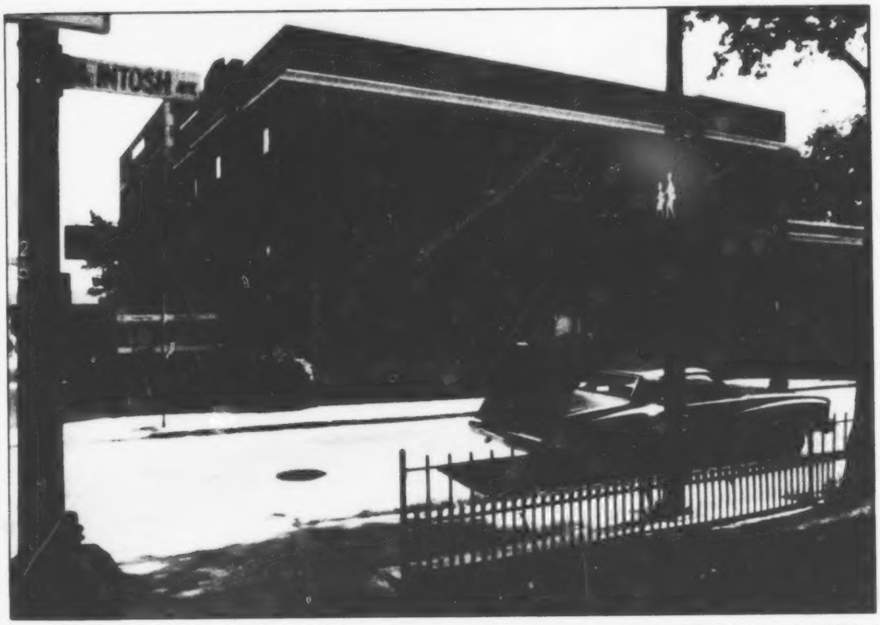
Postal Station F (Elmwood)
Succursale postale F (Elmwood)

187 Henderson Highway , Winnipeg
187, route Henderson , Winnipeg

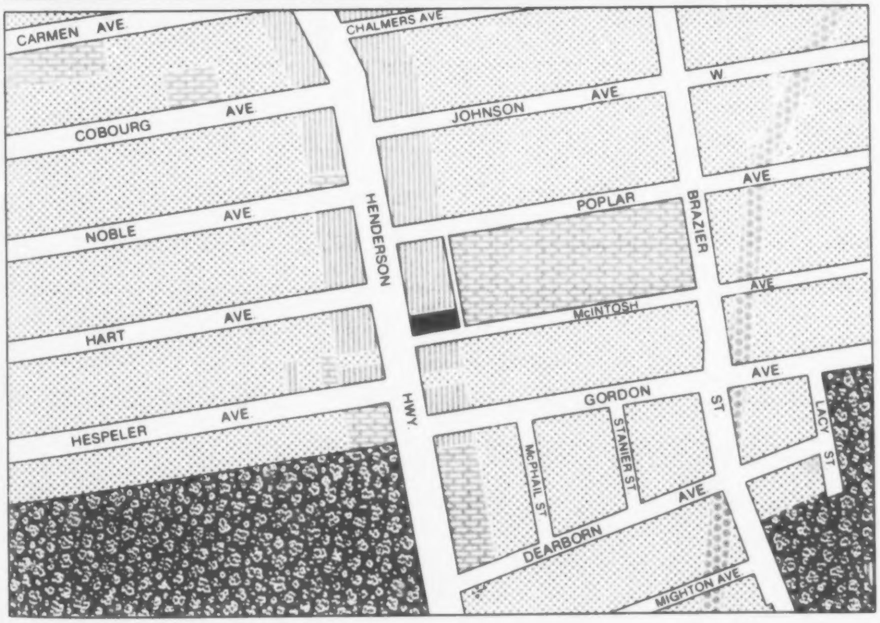
OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040 009 CPO0 12700

STUDY YEAR ANNÉE D'ÉTUDE
1986



McINTOSH AVE



CARMEN AVE
CHALMERS AVE
COBOURG AVE
JOHNSON AVE
W
AVE
NOBLE AVE
POPLAR
HENDERSON
BRAZIER
AVE
McINTOSH
HART AVE
AVE
HWY.
GORDON
ST
HESPELER AVE
McPHAIL ST
STANIER ST
LACY ST
AVE
DEARBORN
MIGHTON AVE

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▦
INDUSTRIAL	INDUSTRIEL	⬚
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (19) CP POSTAL STATION "F" - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.06 ha	15.24 m x 36.58 m	All that portion of Lot 51 of the Parish of St. John, etc.	1935/$5,500

ZONING	**PHYSICAL CHARACTERISTICS**
C2 - General Commercial	Level site on major thoroughfare

USE	**SERVICES AVAILABLE**
51% structure, 49% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	757.8 m^2	600.3 m^2	577.0 m^2	1935	Of FHRBO interest

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Good	10 - 15 Years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP Priv. Rental Vacant	363.9 m^2 138.1 m^2 91.3 m^2		Process, storage Residential Basement storage	17

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
C2 - Commercial R2 - Residential (2 Family)	Commercial, institutional, residential, open space	Low

TRENDS	**PLANNED CHANGE**
Stable area	Control of commercial development on Henderson Highway

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Combined LCD & PO Central location to serve public and carriers	By foot, vehicle, public transportation	2 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Not provided	$3,000 in cyclical repairs (1986/87)

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$12,291 (1984/85)	$34,019 (1985/86)	No appraisal available	$86,339 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 20

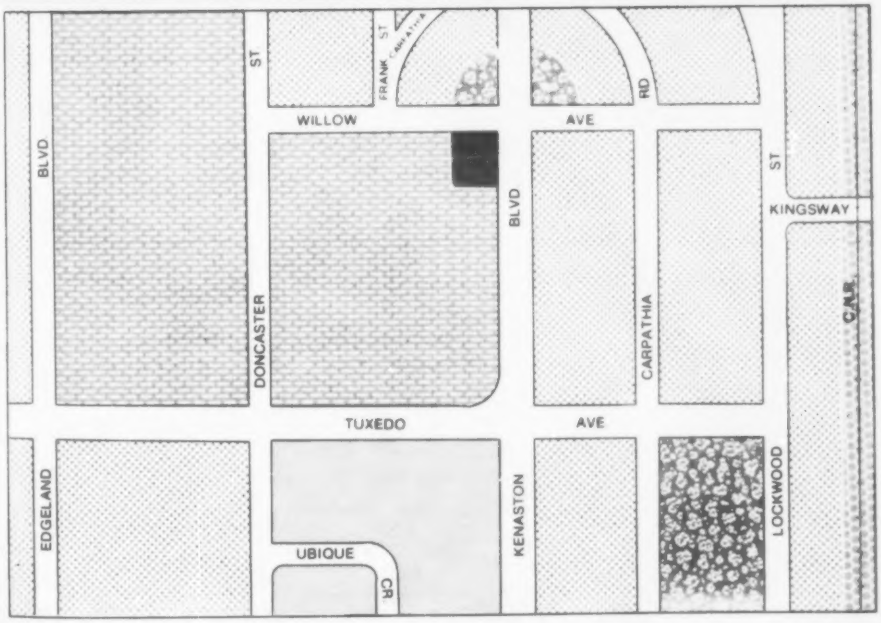
Letter Carrier Depot M
Poste de facteurs M

50 Willow Avenue . Winnipeg
50, avenue Willow . Winnipeg

OWNER PROPRIÉTAIRE
CP/PC

CRPI RIC
4611040 009 CPO0 12589

STUDY YEAR ANNÉE D'ÉTUDE
1986


WILLOW
AVE
ST
FRANK ST
CARPATHIA
RD
BLVD
DONCASTER
KINGSWAY
CARPATHIA
C.N.R.
TUXEDO
AVE
EDGELAND
UBIQUE
CR
KENASTON
LOCKWOOD
0
57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	☐
RESIDENTIAL	RÉSIDENTIEL	▨
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▦
INDUSTRIAL	INDUSTRIEL	▤
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

CP LETTER CARRIER DEPOT "M" - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.17 ha	36.58 m x 45.72 m	Lots 16,17 & Part of 18, Block 13, Plan 1374 WLTO	1968/$15,000

ZONING	**PHYSICAL CHARACTERISTICS**
RM - 1 - Multiple Family District	Level site along major thoroughfare

USE	**SERVICES AVAILABLE**
27% structure, 73% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	623.7 m^2	497.4 m^2	471.5 m^2	1970	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	None	Good	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	497.4 m^2	-	Process, storage	29

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
R1 - Res. (Single Family) R2 - Res. (Two Family)	Residential, institutional, open space	Low

TRENDS	**PLANNED CHANGE**
- Stable area - Increased traffic volumes on Kenaston Blvd.	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Central location to service area	By foot, vehicle, public transportation	5 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Not provided	Resurface parking lot $8,000 (1986/87) other repairs $10,000 (1986/87)

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$18,475 (1984/85)	$50,435 (1985/86)	Not available	$15,470 (1985)

ADDITIONAL INFORMATION

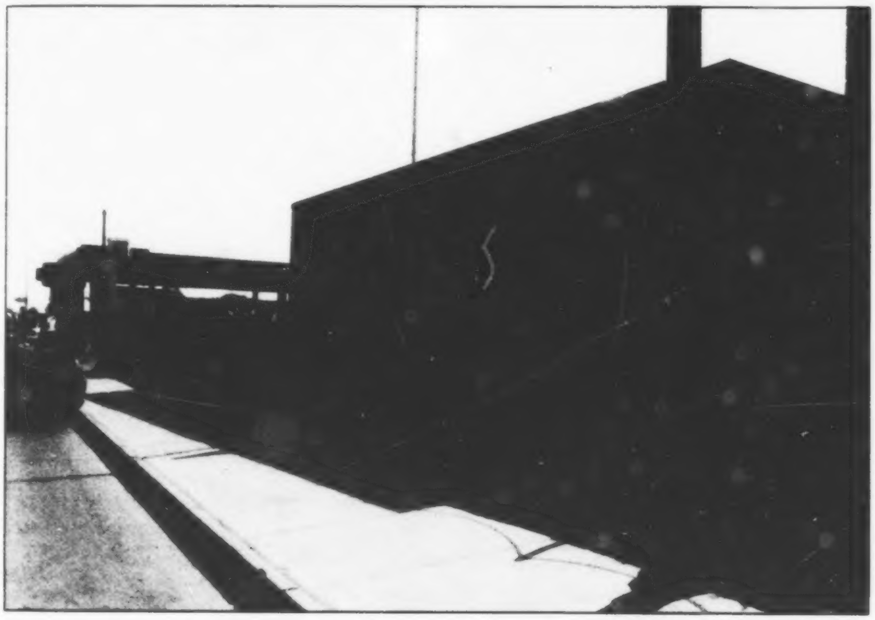
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

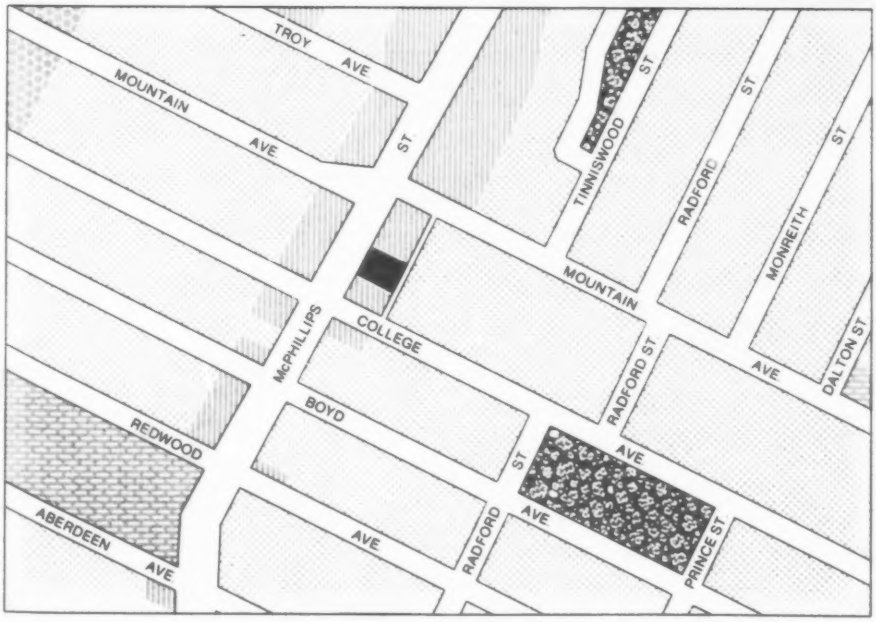
Site 21

Letter Carrier Depot R
Poste de facteurs R

995 McPhillips Street . Winnipeg
995, rue McPhillips . Winnipeg

OWNER PROPRIÉTAIRE	CP/PC
CRPI RIC	4611040 012 CPO0 12694
STUDY YEAR ANNÉE D'ÉTUDE	1986




TROY
AVE
MOUNTAIN
AVE
ST
TINNISWOOD
ST
RADFORD
ST
MONREITH
ST
MOUNTAIN
AVE
McPHILLIPS
COLLEGE
RADFORD ST
AVE
DALTON ST
BOYD
AVE
REDWOOD
ST
AVE
ABERDEEN
AVE
AVE
RADFORD
PRINCE ST

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨
RESIDENTIAL	RÉSIDENTIEL	▨
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▨
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

CP LETTER CARRIER DEPOT "R" - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.09 ha	27.89 m x 33 m approx.	Lots 1, 2, & 62, Block B, Plan 4910 WLTO	1962/$30,460

ZONING	PHYSICAL CHARACTERISTICS
C1 - Limited commercial	Level site

USE	SERVICES AVAILABLE
39% Structure, 61% Site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	546.2 m^2	480.1 m^2	426.7 m^2	1962	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete, brick	-	Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	480.1 m^2		Processing, storage	24

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1-Res. (one family), R2 - Res. (two fam.), C1-Comm.	Residential, commercial, institutional, open space	Low

TRENDS	PLANNED CHANGE
* See below	No plans but conversion of residential into commercial sites on McPhillips is foreseen.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location to service local area, good access	By foot, vehicle, public transporation	4 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not provided	Replace front stairs $7,000 other repairs $10,000

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$16,296 (1984/85)	$49,847 (1985/86)	Not available	$11,736 (1985)

ADDITIONAL INFORMATION

* Mixed commercial - residential development along McPhillips, residential and institutional uses in interior of neighbourhood.

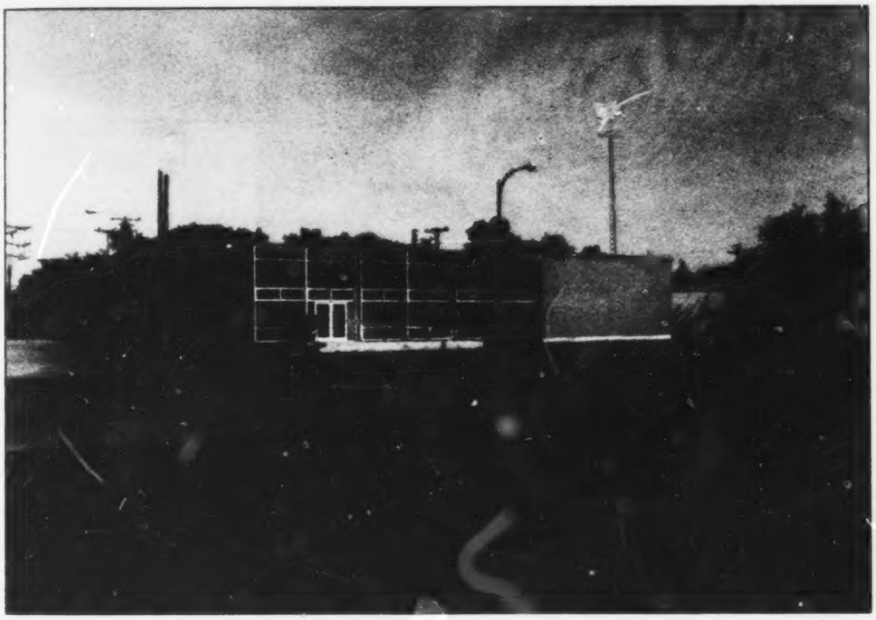
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

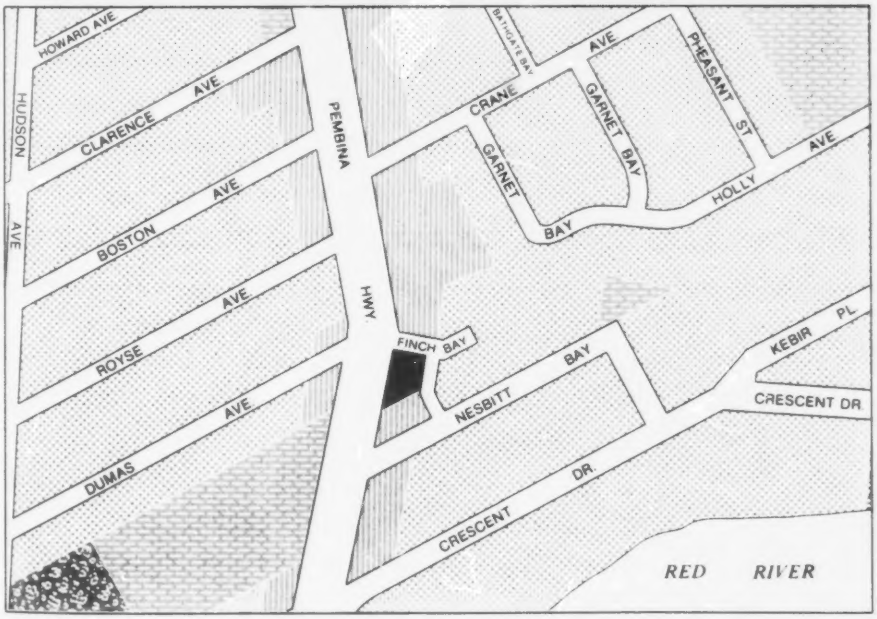
Site 22

Letter Carrier Depot Fort Garry
Poste de facteurs de Fort Garry

1536 Pembina Highway , Winnipeg
1536, route Pembina , Winnipeg

OWNER PROPRIÉTAIRE	CP/PC
CRPI RIC	4611040 011 CPO0 12564
STUDY YEAR ANNÉE D'ÉTUDE	1986




HOWARD AVE
HUDSON AVE
CLARENCE AVE
BOSTON AVE
ROYSE AVE
DUMAS AVE
PEMBINA HWY.
BATHGATE BAY
CRANE AVE
GARNET BAY
GARNET BAY
PHEASANT ST
HOLLY AVE
FINCH BAY
NESBITT BAY
KEBIR PL
CRESCENT DR.
CRESCENT DR.
RED RIVER

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(22) CP LETTER CARRIER DEPOT, FORT GARRY - WINNIPEG

SITE

AREA 0.11 ha	**DIMENSIONS** Irregular 29.44 m x 50.52 m	**LEGAL DESCRIPTION** Lots 3 & 4, Blk. 19, Plan 6159 WLTO	**ACQUISITION DATE/COST** 1961/$22,493

ZONING C2 - General Commercial	**PHYSICAL CHARACTERISTICS** Level site on major throughfare
USE 43% structure, 57% site	**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	650.3	570.2 m^2	551.1 m^2	1963	N/A

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Good	20 Years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	570.2 m^2	-	Process, storage	42

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING C2 - Commercial R1-5, R1-55 - Residential	**LAND USE** Commercial, residential, institutional, open space	**DENSITY** Low

TRENDS Strip commercial development on Pembina Highway and residential uses beyond it	**PLANNED CHANGE** To prohibit commercial intrusion into the abutting residential areas

OPERATION

REQUIREMENTS Central location to service area	**ACCESS** By foot, vehicle, public transportation	**PARKING** 1 space

HANDICAPPED SERVICES 1981 - wheelchair ramp	**PLANNED ACTIVITIES** $3,000 in cyclical repairs (1986/87)

OPERATING EXPENSES $18,111 (1984/85)	**GROSS INCOME** $50,153 (1985/86)	**CURRENT VALUE** No appraisal available	**GRANT IN LIEU OF TAXES** $18,890 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 23

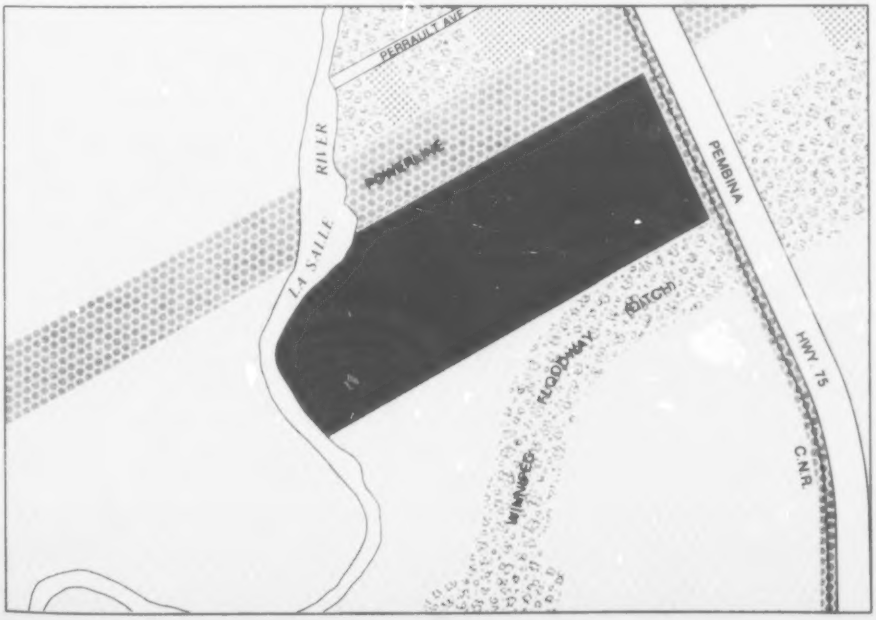
FM Transmitter Site, St. Norbert
Poste émetteur FM, St-Norbert

4051 Pembina Highway, Winnipeg
4051, route Pembina, Winnipeg

OWNER PROPRIÉTAIRE
CBC/SRC

CRPI RIC
4611040 011 CBC0 12556

STUDY YEAR ANNÉE D'ÉTUDE
1986


PERRAULT AVE
LA SALLE
RIVER
POWERLINE
PEMBINA
HWY 75
C.N.R.
WINNIPEG
FLOODWAY
(DITCH)

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

0 116
m

SCALE/ÉCHELLE 1:11,600

PROPERTY DESCRIPTION

(23) CBC FM TRANSMITTER SITE, ST. NORBERT - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
16.9 ha	758.35 X 265.39 m Irregular	Parts of R.L. 73 & 74 Plan 3762 WLTO Parish of St. Norbert	1965/$160,000

ZONING	PHYSICAL CHARACTERISTICS
"A" Agricultural	Generally level site cleared of tree cover. West boundary along La Salle River may be subject to some flooding.

USE	SERVICES AVAILABLE
FM radio transmitter facility less than 1% building	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	One	372.9 m^2			1963	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick & block construction		Sound condition some interior repairs required	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC			Communications equipment storage (This building was formerly utilized as an office & studio for a private radio station)	No permanent employees; maintenance staff only

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Steel antenna tower	168 m high	Fair	Transmitting antenna

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A: Agricultural	Agricultural, acreages	Low

TRENDS	PLANNED CHANGE
Rural area within City of Winnipeg limits	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large site in rural area away from electrical noise generating sources	By vehicle	Unimproved parking area

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	CBC advises this property will become excess to their requirements in the future. The FM transmitter would be relocated on the Starbuck property (see property #24)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	Fee appraisal by CBC 1986 $100,000	$7,247 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 24

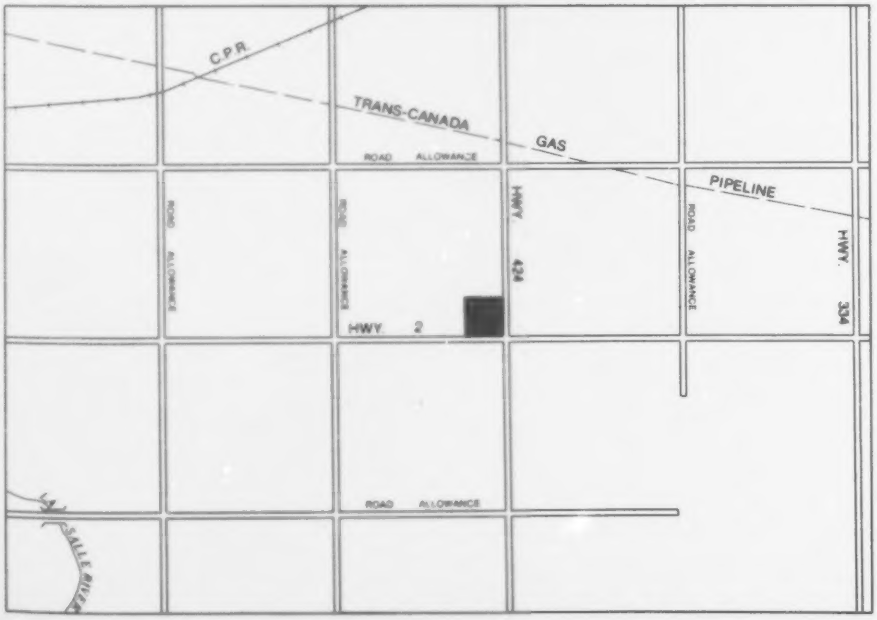
Transmitter Site (CBWT and CBWFT)
Émetteur (CBWT et CBWFT)

Highways 2 and 424 near Starbuck (RM of MacDonald)
Routes 2 et 424 près de Starbuck (M.R. de MacDonald)

OWNER/PROPRIÉTAIRE	CBC/SRC
CRPI/RIC:	4610035 004 CBC0 12534
STUDY YEAR/ANNÉE D'ÉTUDE	1986

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□


C.P.R.
TRANS-CANADA GAS PIPELINE
ROAD ALLOWANCE
ROAD ALLOWANCE
ROAD ALLOWANCE
HWY. 424
ROAD ALLOWANCE
HWY. 334
HWY. 2
ROAD ALLOWANCE
LA SALLE RIVER

0 634
m

SCALE/ÉCHELLE 1:63,360

PROPERTY DESCRIPTION

(24) CBC TRANSMITTER SITE CBWT/CBWFT - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
16.19 ha	402.34 m x 402.34 m	Ptn SE 1/4 Sec 27-Tp 9-Rge 1 WPM	1963/$8,000

ZONING	PHYSICAL CHARACTERISTICS
A - Agricultural (Rural District)	Large level site in rural area

USE	SERVICES AVAILABLE
Television transmitter site less than 10% building, 90% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	144.7 m^2	-	-	1963-64	-

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete block	39 m^2 addition construction 1985-86	good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC			The building houses transmitter equipment	No permanent employees; maintenance staff only

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Antenna tower	324 m high	good	transmitting antenna

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural (64.7 ha min parcel size)	Agricultural	Low

TRENDS	PLANNED CHANGE
Stable rural area	No anticipated changes

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large site in rural area away from electrical noise generating sources	By vehicle	Unimproved parking area

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available		$4,328 (1985)

ADDITIONAL INFORMATION

A .59 ha strip of land of the portion of the site was sold to the Manitoba Dept. of Highways for road widening.

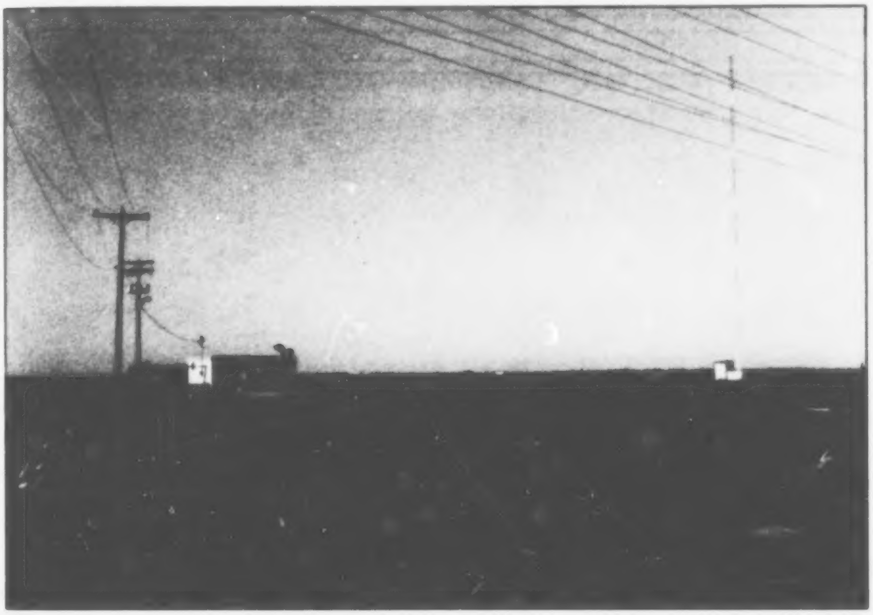
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

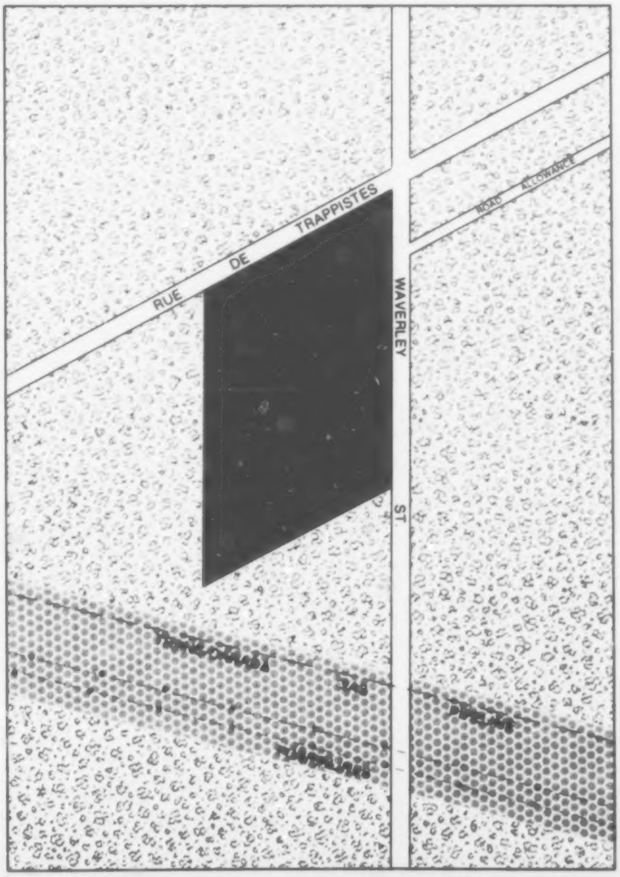
Site 25

CKSB Transmitter
Émetteur CKSB

Rue de Trappistes and Waverly Street , Winnipeg
Rues de Trappistes et Waverly , Winnipeg

OWNER PROPRIÉTAIRE	CBC/SRC
CRPI RIC	Not in the CRPI Pas dans le RIC
STUDY YEAR ANNÉE D'ÉTUDE	1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	☐
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▒
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	☐

0 114
m

SCALE/ÉCHELLE 1:11,400

PROPERTY DESCRIPTION

(25)

CBC CKSB TRANSMITTER - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
15.19 ha	Approx 365m x 473 m	Part of RL 80,81,82 Parish of St. Norbert	1975/$64,306*

ZONING	PHYSICAL CHARACTERISTICS
A - Agriculture	Level Site

USE	SERVICES AVAILABLE
Radio transmitter site less than 1% building, 99% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	38 m^2			1960's	None
2	1	22 m^2				

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete block		Fair to good	10 years
2	Atco type Prefab bldgs.			

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC			Transmitter building	No permanent employees; maintenance staff only
2	CBC			Tuning huts	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 Antenna towers	73 m each	Fair	Transmitting antennae

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A - Agriculture	Agricultural	Low

TRENDS	PLANNED CHANGE
Stable rural area	**See below

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large site in rural area away from electrical noise generating sources	By vehicle	Unimproved parking area

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	The two radio towers are planned to be replaced in the near future

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	Not available	$717 (1985)

ADDITIONAL INFORMATION

*Cost includes CKSB Studio (property #26). There is a flooding problem on this property during rains and spring runoff. **City feels general area should be retained as productive agricultural. Land fill site is planned for vicinity and applications have been made for acreage residential development east of Waverly.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 26

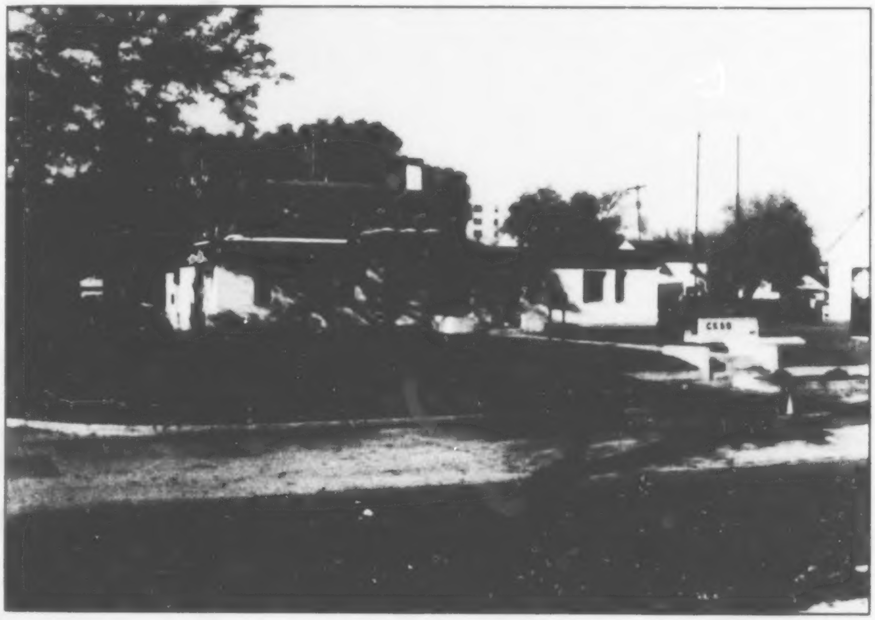
CKSB Studios
Studios CKSB

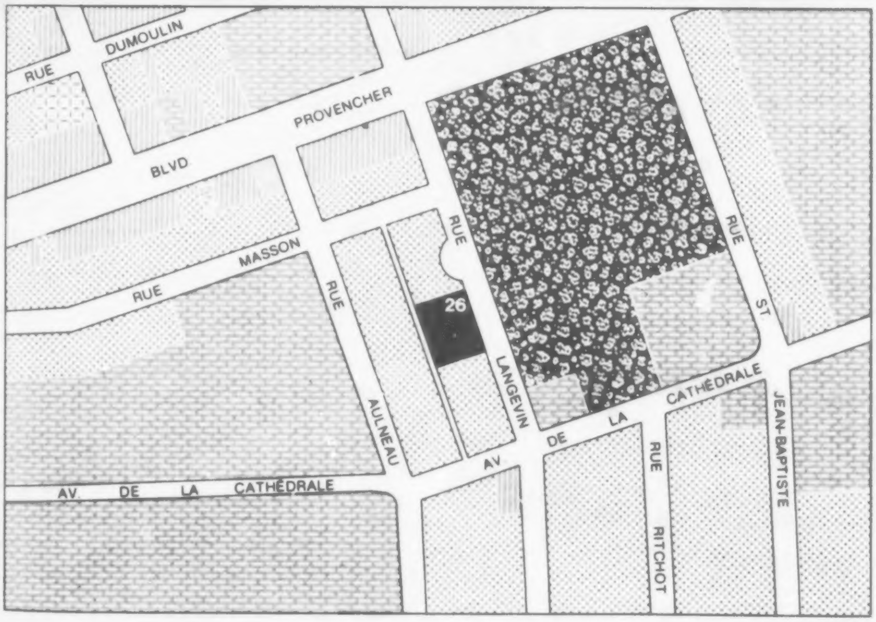
607 Rue Langevin , Winnipeg
607, rue Langevin , Winnipeg

OWNER/PROPRIÉTAIRE
CBC/SRC

CRPI/RIC
Not in the CRPI/Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986




RUE DUMOULIN
BLVD PROVENCHER
RUE MASSON
RUE AULNEAU
RUE LANGEVIN
RUE ST JEAN-BAPTISTE
AV DE LA CATHÉDRALE
AV DE LA CATHÉDRALE
RUE RITCHOT
26

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (26) CBC CKSB STUDIOS - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.23 ha	41.83 m x 54.86 m	Lot 19,20,21 Plan 4301 (WLTO) Pt of R.L. 76, Parish of St. Boniface	1975/$64,306

ZONING	PHYSICAL CHARACTERISTICS
RI - Residential - Single Family	Level residential lots, tree cover

USE	SERVICES AVAILABLE
Radio Studios - French Service 40% building 60% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	573 m^2			1902 original 1969 front addtn.	Of FHBRO interest

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick/stucco	2 new furnaces installed in 1985	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC			Studios & offices	30

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
** See below	Residential, institutional, open space	Low to medium

TRENDS	PLANNED CHANGE
Stable residential community in Winnipeg area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Convenient location in Winnipeg area	Foot, vehicle, public transportation	17

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Main office entry only	No major capital expenditure

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	$91,000 (PWC Appraisal #21331H1 - 1983)	$10,830 (1985)

ADDITIONAL INFORMATION

* Cost includes CKSB Transmitter Site (property #25)

**R1 - Single Family Residential, RA - Multiple Family Residential, PR - Parks & Recreation

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 27

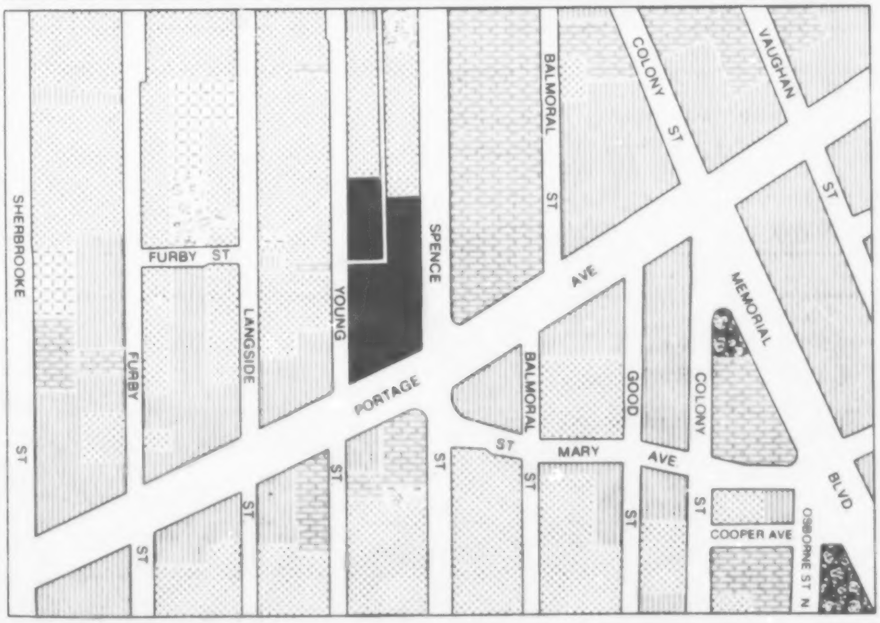
Studios and Offices
Bureaux et studios

541 Portage Avenue, Winnipeg
541, avenue Portage, Winnipeg

OWNER/PROPRIÉTAIRE
CBC/SRC

CRPI/RIC
4611040 013 CBC0 12616, 617, 618, 619

STUDY YEAR/ANNÉE D'ÉTUDE
1986


SHERBROOKE ST
FURBY ST
FURBY
LANGSIDE ST
YOUNG ST
SPENCE ST
BALMORAL ST
COLONY ST
VAUGHAN ST
PORTAGE AVE
MEMORIAL BLVD
GOOD ST
MARY AVE
COOPER AVE
OSBORNE ST N

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▦
INDUSTRIAL	INDUSTRIEL	▒
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (27) CBC STUDIOS AND OFFICES - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.84 ha	Irregular 60 m x 125 m	Lots 1-9 Incl. & Lot 11 Plan 1922 WLTD Lots 1-7 Incl. Plan 2228 WLTD	1952-85/$884,500

ZONING	**PHYSICAL CHARACTERISTICS**
C3-Commercial	Level site, urban location

USE	**SERVICES AVAILABLE**
Studios and Offices 60% buildings, 40% parking and open space	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
7	2-5	79016 m^2			Main Bldg. 1930's Additional stories in 1951-1954	Of FHBRO Interest

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
7	Main bldg.-conc. & brick face Others - various materials	None	Good	10 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
7	CBC			Radio/TV operations, studios and administrative offices	472

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
C3- Commercial R3- Residential	Mixture of older and newer development and newer residential	Medium to high

TRENDS	**PLANNED CHANGE**
Poor quality housing stock redev. to apart., some redev. & renov. along Portage Avenue	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Space to accommodate studios & production facilities & administrative offices; centrally located, good access	Foot, vehicle, public transportation	96

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None provided	None other than ongoing renovations

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
Not provided	Not provided	$1,163,000 (PWC appraisal 1986)	$171,917 (1985)

ADDITIONAL INFORMATION

In addition to the main building there are 2 annexes of one to two stories in height. There is also the shell of an old church on the property which is being used as a studio. Two trailers are on site and an apartment block was purchased in 1985 for office accommodation.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 28

Glenlea Research Station
Centre de recherches de Glenlea

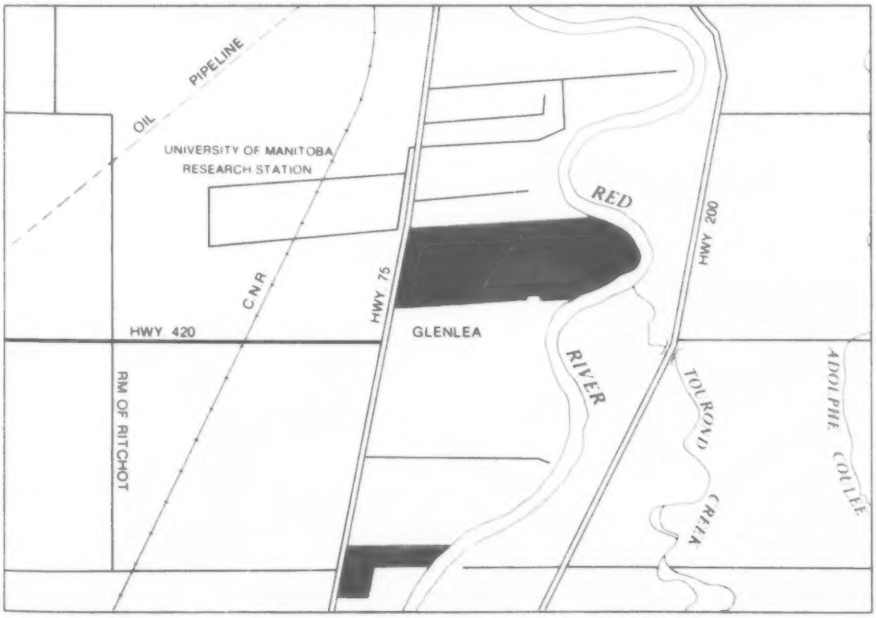
Glenlea (RM of Ritchot)
Glenlea (M.R. de Ritchot)

OWNER/PROPRIÉTAIRE
Agr/Agr

CRPI/RIC
4602075 006 AGR0 12533

STUDY YEAR/ANNÉE D'ÉTUDE
1986

AGRICULTURE
CANADA


OIL PIPELINE
UNIVERSITY OF MANITOBA RESEARCH STATION
CNR
HWY 75
HWY 420
GLENLEA
RED RIVER
HWY 200
TOURON CREEK
ADOLPHE COULÉE
RM OF RITCHOT

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

(28) Agr GLENLEA RESEARCH STATION - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
103.30 ha	Irregular	Pt of lot 2, 3, 4, Plan 8261 WLTO Pt of 623 and 625, Plan 3760 WLTO	Site A 1963/$65,100 Site B 1983/$54,100

ZONING	**PHYSICAL CHARACTERISTICS**
A - Agricultural	Level agricultural land

USE	**SERVICES AVAILABLE**
Agricultural research plots	Power, telephone, natural gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
2	1					
17	1					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
2	Wood frame		Good	
17	Various		Good	

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
2	Agr			Office, shop, storage, lunch room	
17	Agr			Storage, garage, shop, sheds, granaries, bins, etc.	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
A - Agricultural	Agricultural	Low

TRENDS	**PLANNED CHANGE**
Stable farming area	No changes to land uses, however the Lord Selkirk Highway has recently been upgraded to four lanes

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Research Field Station adjacent to river for irrigation purposes; proper soil quality	By vehicle	Not required

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Not required	Field research plot and nursery

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
1985/86 $30 (estimate)	None	Lots 623 & 625 $54,418 (1983)	$8,073 (1985)

ADDITIONAL INFORMATION

The Glenlea Research Station consists of two separate parcels purchased at different times. The property consists of open fields and no staff are stationed there.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 29

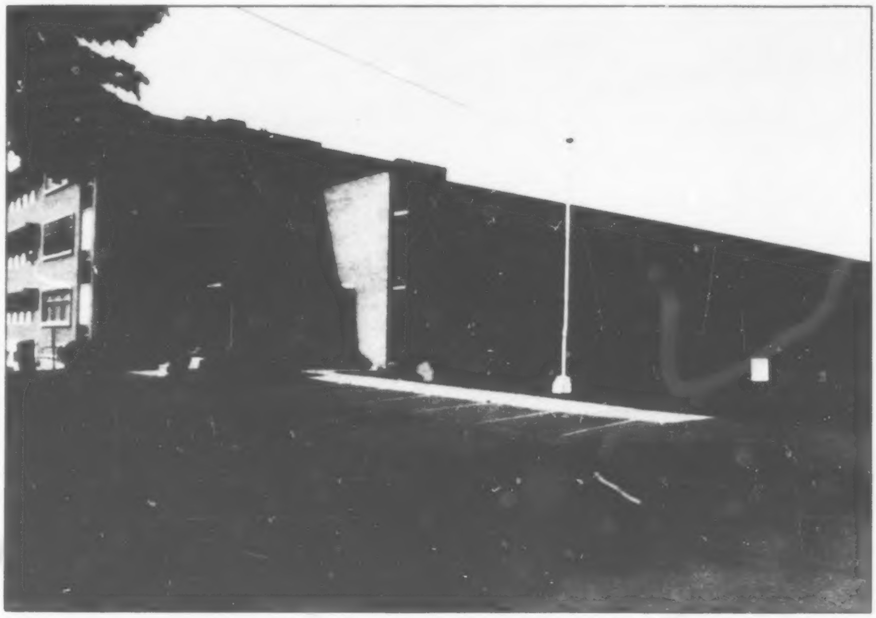
Winnipeg Research Station
Centre de recherches de Winnipeg

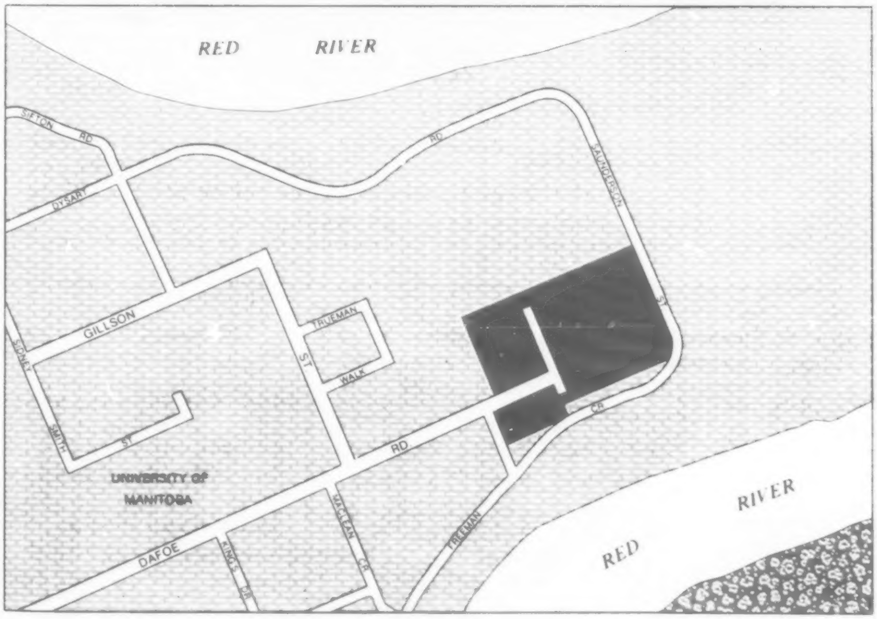
195 Dafoe Road, University of Manitoba , Winnipeg
195, chemin Dafoe, Université du Manitoba , Winnipeg

OWNER/PROPRIÉTAIRE
Agr/Agr

CRPI/RIC
4611040 011 AGR0 12554

STUDY YEAR/ANNÉE D'ÉTUDE
1986




RED RIVER
SIFTON RD
DYSART
RD
SAUNDERSON ST
GILLSON
TRUEMAN WALK
ST
SIDNEY
SMITH ST
RD
CR
UNIVERSITY OF MANITOBA
DAFOE
KINGS CR
MACLEAN CR
TRUEMAN
RED RIVER

SCALE/ÉCHELLE 1:8,900

0 89
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	☐
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▨
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	░
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCREATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(29)

Agr WINNIPEG RESEARCH STATION - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
3.97 ha	Approx. 167.64 m x 249.63 m	Parcel H, Part of River Lot 123 and 124	1957/$750,000 1962/$1,211,921

ZONING	**PHYSICAL CHARACTERISTICS**
RM-1 Multi Family Residential	Level site, trees and vegetation on site

USE	**SERVICES AVAILABLE**
Agricultural research facility	All municipal services; steam from University Heating Plant

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	2 & 3	16,333 m^2			Main Building 1961	None

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Main building Brick finish		Good	10 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	Agr			Conduct agricultural research projects; storage and greenhouse operations	Up to 120

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 barns, 2 greenhouses	12 m x 21 m,	Poor, good	Storage, cultivation
Service building	6 m x 6 m	Good	Equipment & maintenance
Rust lab, garage		Poor	Laboratory, vehicle storage

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
PR - Rec., C - Commercial, RI-9 Single Family Res.	Residential, Institutional (Campus), recreational	Medium

TRENDS	**PLANNED CHANGE**
Ongoing development of campus	New Administrative Studies & Transportation Building to be constructed across road from Agr Research Station

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Office, lab & related facilities on U of M campus for proximity to research staff and related functions, accessible location	By foot, vehicle, public transportation	100 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Ramp at front entrance to basement level, existing elevators used by handicapped	Ongoing renovations; demolition of obsolete buildings; Agricultural Research Laboratory & Office Complex planned in future

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$550,000	None	Not available	$717,755 (1985)

ADDITIONAL INFORMATION

This site is held under a long term (99 year) lease from the University of Manitoba commencing in 1955.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 30

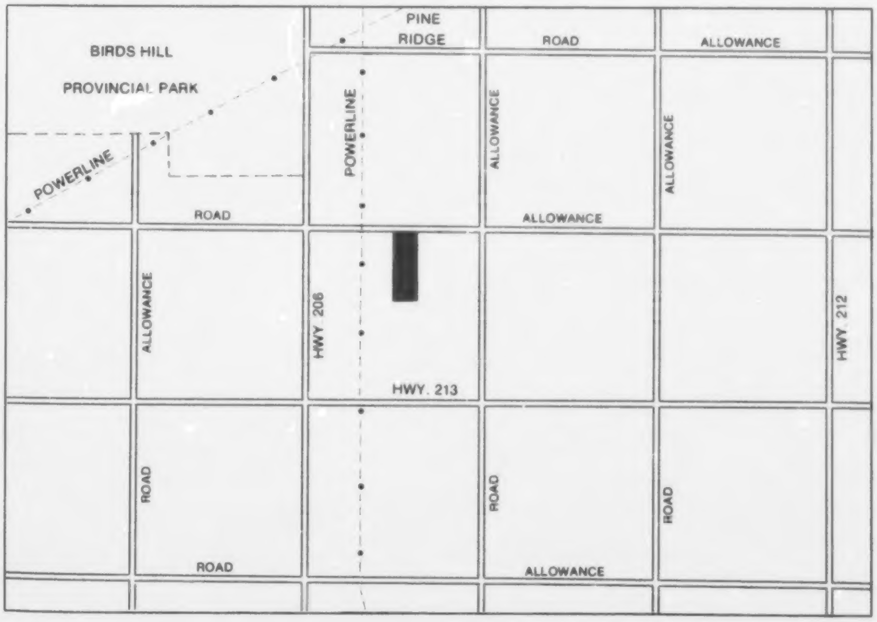
Tree Nursery
Pépinière

Birds Hill, Springfield (RM of Springfield)
Birds Hill, Springfield (M.R. de Springfield)

OWNER PROPRIÉTAIRE
Agr/Agr

CRPI RIC:
4612047 006 AGR2 28023

STUDY YEAR ANNÉE D'ÉTUDE
1986


BIRDS HILL
PROVINCIAL PARK
POWERLINE
PINE RIDGE
ROAD
ALLOWANCE
POWERLINE
ALLOWANCE
ALLOWANCE
ROAD
ALLOWANCE
ALLOWANCE
HWY. 206
HWY. 212
HWY. 213
ROAD
ROAD
ROAD
ROAD
ALLOWANCE

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

SCALE/ÉCHELLE 1:63,360

0 634
m

PROPERTY DESCRIPTION

(30)

Agr TREE NURSERY - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
21.48 ha	310.90 m x 691.65 m	Part of Parcel A in NE 1/4 Section 3, Tp 12 - R5 - EPM	Not available

ZONING	PHYSICAL CHARACTERISTICS
Coding 3 - Farm & Residential Zone	Level site, slope to the south, substantial tree cover

USE	SERVICES AVAILABLE
Forestry research purposes	Power, telephone, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	243.76 m^2		243.76 m^2	1966/1967	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Steel clad	Nil	Good	20 years +

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr			Equipment and nursery stock storage	No perm. employees; Ag. Canada provides periodic maint.staff

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Coding 3 - Farm & Residential Zone	Agricultural acreage uses	Low

TRENDS	PLANNED CHANGE
Rural area - some small holdings and acreages are being created	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Site with soil conditions and location suitable for for nursery stock for the Canadian Forestry Service	By vehicle	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	New nursery area proposed

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
None	None	Not available	None

ADDITIONAL INFORMATION

This facility is let to the City of Winnipeg from 1986-1990. The City pays municipal taxes and power bills.

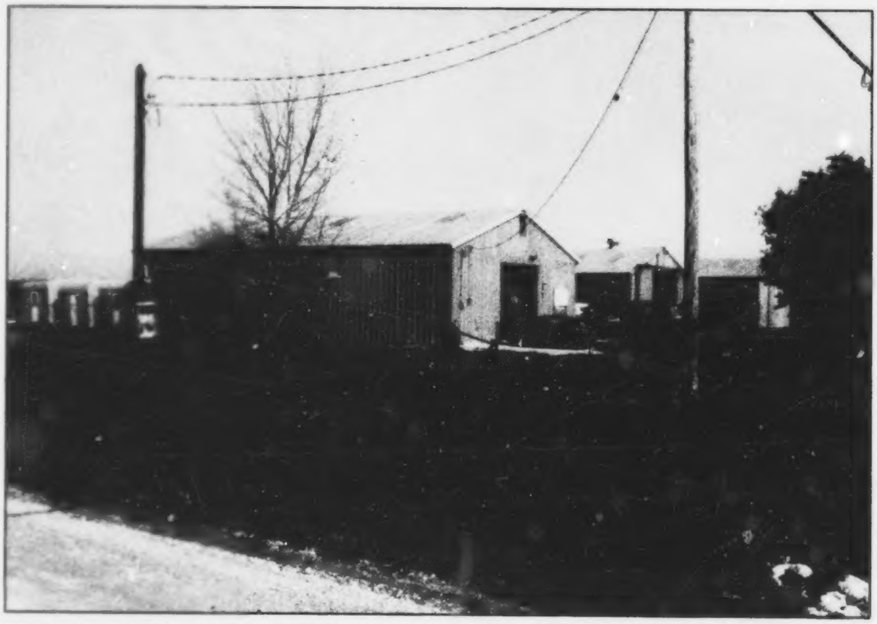
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

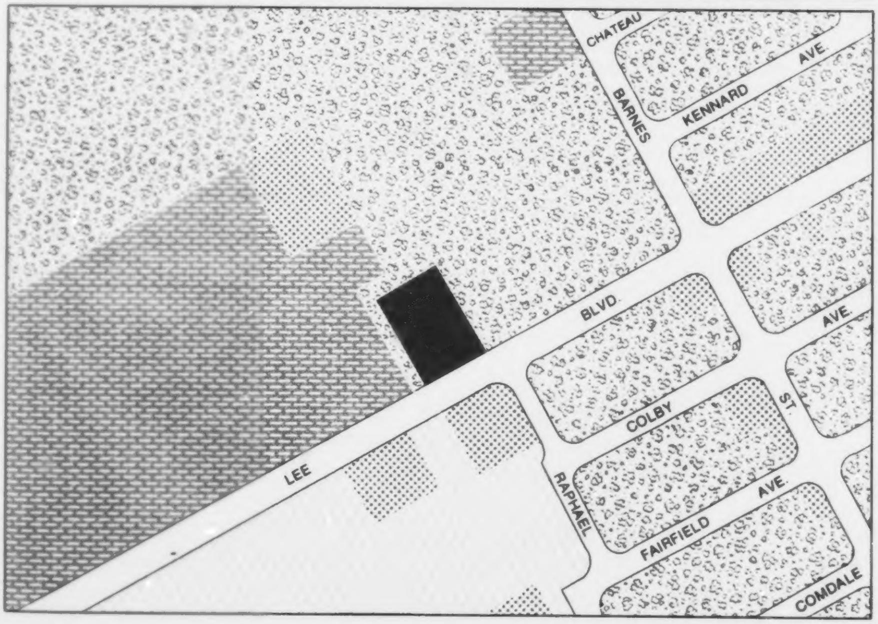
Site 31

PFRA Equipment Depot
Dépôt de matériel de l'ARAP

1261 Lee Boulevard , Winnipeg
1261, boulevard Lee , Winnipeg

OWNER/PROPRIÉTAIRE	Agr/Agr
CRPI/RIC:	4611040 011 AGR1 12575
STUDY YEAR/ANNÉE D'ÉTUDE	1986




CHATEAU
BARNES
KENNARD
AVE.
BLVD.
AVE.
COLBY
ST.
LEE
RAPHAEL
AVE.
FAIRFIELD
COMDALE

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

(31)

Agr PFRA EQUIPMENT DEPOT - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.60 ha	68.58 m x 88.09 m	Pcl. E & Pt. of Pcl. F, Pt. of Lots 1&2 Parish of St. Vital Plan, 5238 WLTO	1953/Not available

ZONING	**PHYSICAL CHARACTERISTICS**
RM - 1 - Multi Family Residential	Level site, some tree cover along perimeter of site

USE	**SERVICES AVAILABLE**
Equipment storage and servicing 24% building, 76% site	Pwr., tele., City water; sewer from adjoining College site

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
3	1	497.20 m^2	497.20 m^2	497.20 m^2	1956 1960	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
3	Prefab metal clad	Nil	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
3	PFRA	497.20 m^2	-	Vehicle storage Vehicle maintenance Survey equipment maintenance	1-9

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
A - Agricultural C3 - Commercial	Residential, commercial	Very low - much of the surrounding area is vacant

TRENDS	**PLANNED CHANGE**
Future residential development	City Engineering Study on services underway; 87/88 local improvements

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Heated warehouse	By foot, vehicle	Gravel area utilized for parking can accommodate 20+ spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Not required	#1 warehouse rehabilitation - 75 m^2 modification to provide heated area (1986)

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$1,700 (utilities) 1985	None	$1,192 (1967)	$3,345 (1985)

ADDITIONAL INFORMATION

The property surrounding this site was originally under control of Ag. Canada who purchased it in 1953 for a Research Station. PFRA utilized the site from 1959 with official transfer from Ag. to PFRA occurring in 1964. The balance of the Ag. Canada property was sold to the Nazarene College in 1962.

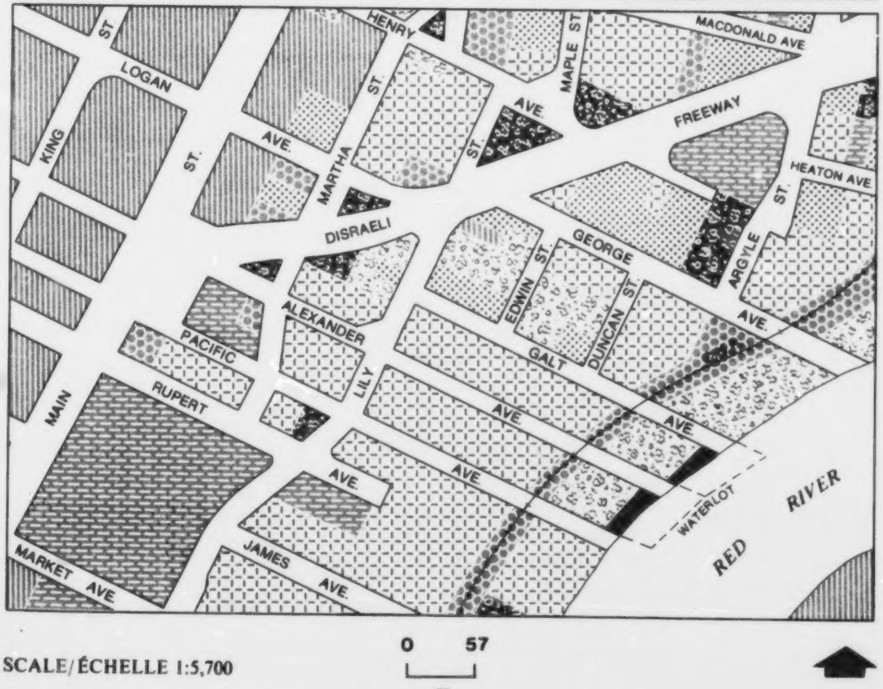
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 32

Alexander Wharf
Quai Alexander

Between Pacific and Galt Avenues at Red River, Winnipeg
Entre les avenues Pacific et Galt sur la rivière Rouge, Winnipeg

OWNER/PROPRIÉTAIRE	DFO-SCH/P&O-PPB
CRPI/RIC:	4611040 013 DFO1 12635
STUDY YEAR/ANNÉE D'ÉTUDE	1986


HENRY
MACDONALD AVE
KING
ST.
LOGAN
AVE.
MARTHA
ST.
MAPLE ST
AVE.
ST.
FREEWAY
HEATON AVE
DISRAELI
GEORGE
EDWIN ST.
DUNCAN ST.
ARGYLE
ST.
AVE.
ALEXANDER
PACIFIC
RUPERT
LILY
GALT
AVE.
AVE.
AVE.
AVE.
MAIN
WATERLOT
RED
RIVER
JAMES
AVE.
MARKET AVE
0
57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▢
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	▢

PROPERTY DESCRIPTION (32) F&O/SCH - ALEXANDER WHARF - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.51 ha	Irregular 46 m x 50 m	Part of Lots 18 & 19, Plan #2 and adjacent water lot	1928/Not available 1953/Not available

ZONING	PHYSICAL CHARACTERISTICS
M2 - Industrial	Sloping to level site along river bank

USE	SERVICES AVAILABLE
Public use wharf	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Wharf structure Wood piles/planks	13 x 140 mm approximately	Good	Boat docking facility for river traffic

SURROUNDING AREA

ZONING	LAND USE	DENSITY
M2 - Industrial	Industrial parkland, residential, institutional	Medium to high

TRENDS	PLANNED CHANGE
Isolated redevelopment, some renovation of older buildings	River bank improvements and park expansion along the Red River

OPERATION

REQUIREMENTS	ACCESS	PARKING
Riverfront location to serve users, good access	Pedestrian, automobile, bus - 3 blocks boat	Spaces on wharf

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
82 - $3,440 84 - $ 100	None	$700,000 PWC (1985)	$476 (1985)

ADDITIONAL INFORMATION

Construction date 1928/29 and periodic improvements to 1980/81

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 33

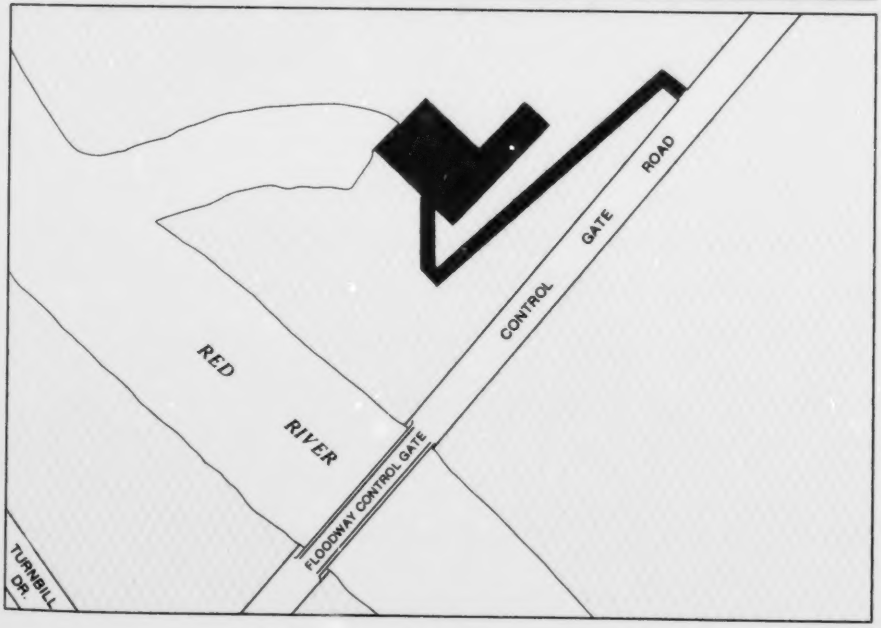
Red River Float Wharf
Quai flottant de la rivière Rouge

Control Gate Road/Red River, St. Norbert Winnipeg
Chemin Control Gate et la Rivière Rouge, St-Norbert Winnipeg

OWNER/PROPRIÉTAIRE
DFO-SCH/P&O-PPB

CRPI/RIC:
4611040 006 DFO1 30483

STUDY YEAR/ANNÉE D'ÉTUDE
1986



SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	⁘
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	⁙
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(33) F&O/SCH RED RIVER FLOODWAY FLOAT WHARF - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.06 ha	Irregular 61 m x 61 m	Parcel A,B,C,D, Pt. of RL 174, 175 Part of St. Norbert, Plan 12965 WLTO	See additional information

ZONING	PHYSICAL CHARACTERISTICS
A-1 Agricultural	Low lying land along river

USE	SERVICES AVAILABLE
Boat launch for public use	Rural services in the area

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 float wharfs & approach	2.4 m x 20.73 m	Good	Recreational boating
Launch ramp	3.7 m x 6.09 m	Good	

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A-1 Agricultural	Agricultural	Very low

TRENDS	PLANNED CHANGE
Property is in designated floodway fringe area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
To provide boat launching and docking facilities	Via car or boat	Non designated parking near structure

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
1982 - $3,232	None	$25,000	Nil

ADDITIONAL INFORMATION

Property is undergoing transfer from Province of Manitoba to F&O. All documentation not finalized to date.

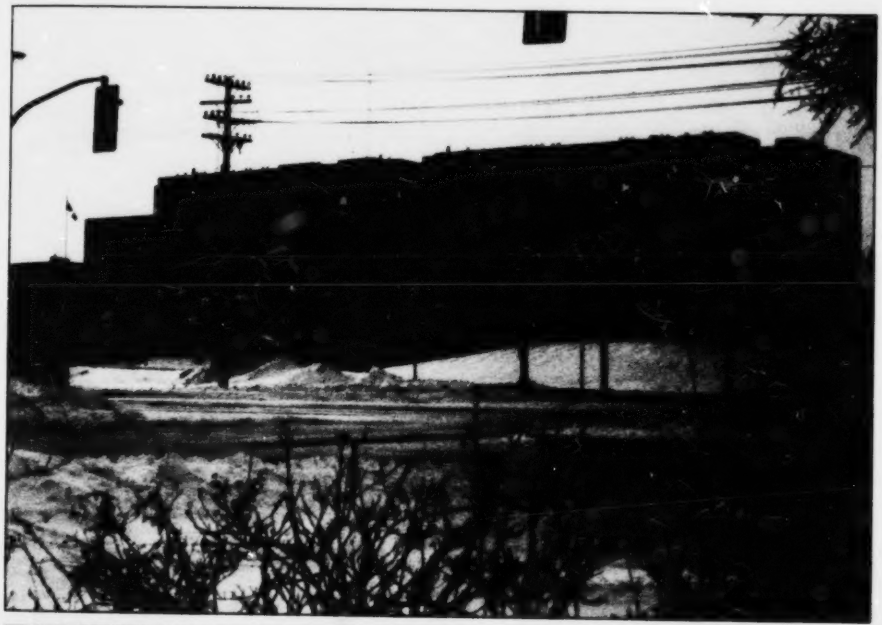
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

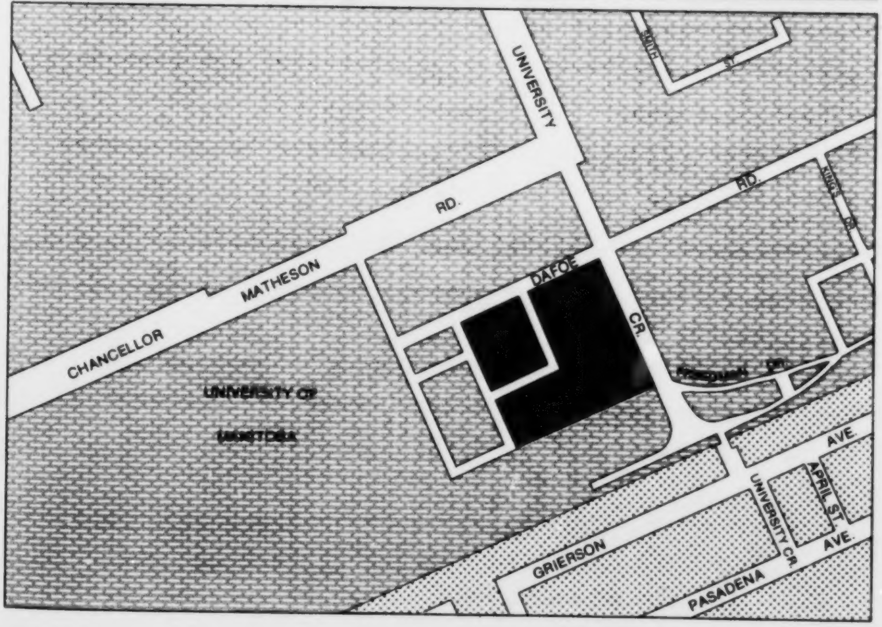
Site 34

Freshwater Institute
Institut des pêches en eaux douces

501 University Crescent, University of Manitoba, Winnipeg
501, rue University, Université du Manitoba, Winnipeg

OWNER/PROPRIÉTAIRE	DFO/P&O
CRPI/RIC:	4611040 011 DFO0 12562, 563
STUDY YEAR/ANNÉE D'ÉTUDE	1986




UNIVERSITY
SOUTH ST.
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CHANCELLOR
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DAFOE
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UNIVERSITY OF MANITOBA
AVE.
APRIL ST.
UNIVERSITY CR.
GRIERSON
AVE.
PASADENA

SCALE/ÉCHELLE 1:8,900

0 89

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

F&O FRESHWATER INSTITUTE - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
4.74 ha	Approx. 198 m x 235 m	Parcel A of RL 122 & 123, Parish of St. Norbert, Plan 10614 WLTO	1969/see additional information

ZONING	**PHYSICAL CHARACTERISTICS**
RM-1 Multi Family Residential	Site rises slightly to west
USE	**SERVICES AVAILABLE**
45% structures, 55% site	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
5	See next page					

BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
				246 17 tenants

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
RM-1 Multi Family Res. R1-55 Single Family Res.	Institutional, open space, residential	Medium to high

TRENDS	**PLANNED CHANGE**
University Campus - moderate rate of expansion of facilities	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Research orientation of this facility requires a university location	By foot, vehicle, public transportation	272 spaces for employees & visitors

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Wheelchair ramps, elevators	None

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$900,000 - 1985	None	In excess of $30,000,000 (replacement cost)	$430,442 (1985)

ADDITIONAL INFORMATION

The land is leased from the University of Manitoba for a period of 99 years less one day (May 1, 1969 - April 29, 2068)

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	5	17823.2 m^2	15429.7 m^2		1972	None
2	1	929.0 m^2	650.3 m^2		1979	
3	1	743.2 m^2	-		1972	
4	1	743.2 m^2	-		1984	
5	1	1486.4 m^2	-		1975	

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Precast Concrete		Good	30 years
2	Precast Contrete		Good	30 years
3	Precast Concrete		Good	30 years +
4	Precast Concrete		Good	30 years
5	Precast Concrete	Addition to Bldg. #5 in 1985 to house water treatment facilities	Good	30 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	F&O	14795.8 m^2	-	Main lab block & administration wing (lab & office space)
	EC	633.9 m^2	-	Lab & office space
2	F&O	650.3 m^2	-	Annex building (bioassay) - labs
3	F&O	-	-	Warehouse & shop building
4	F&O	-	-	Solar warehouse (storage)
5	F&O	-	-	Waste treatment plant

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 35

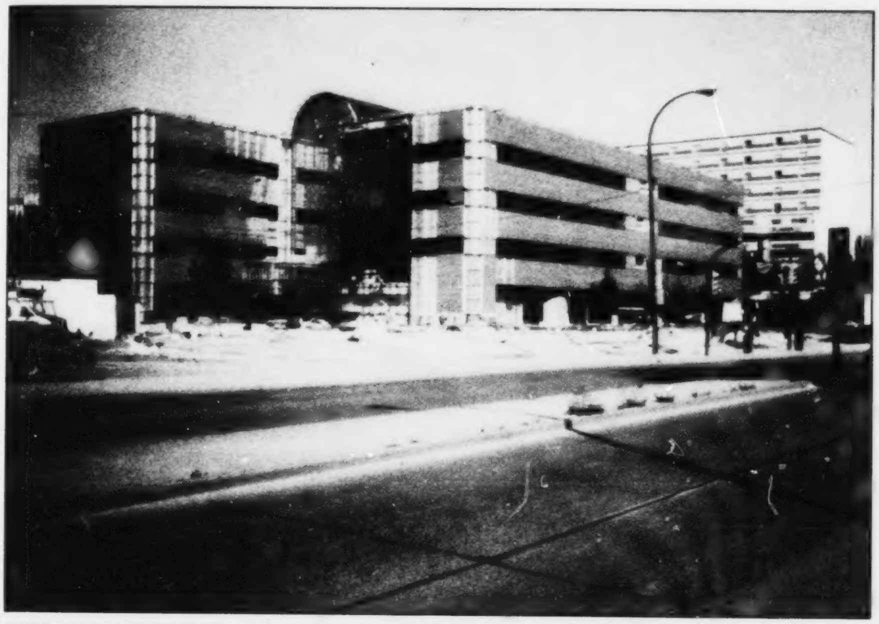
Canadian Institute for Industrial Technology
Institut canadien pour la technologie industrielle

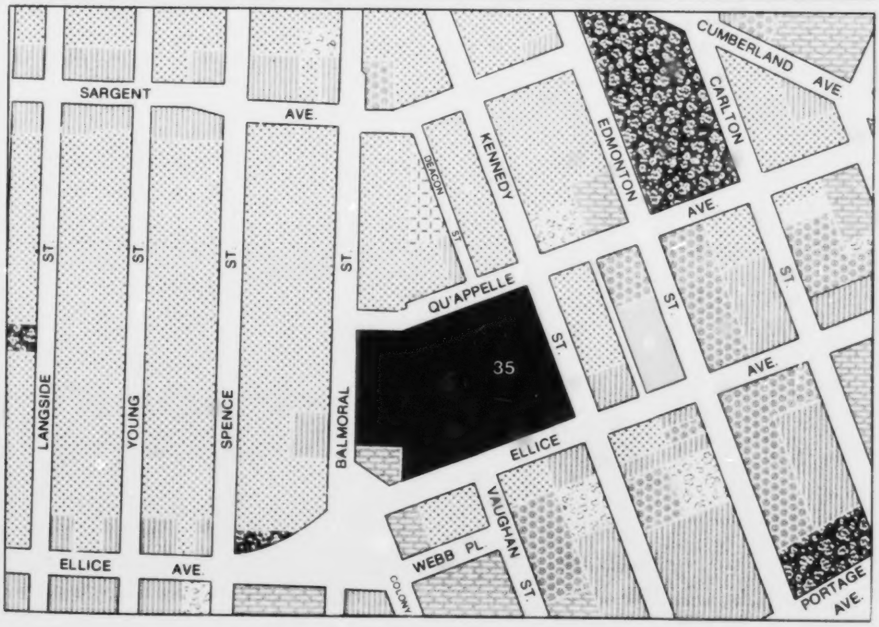
435 Ellice Avenue, Winnipeg
435, avenue Ellice, Winnipeg

OWNER PROPRIÉTAIRE
NRC/CNRC

CRPI RIC:
4611040 013 NRC0 30921

STUDY YEAR/ANNÉE D'ÉTUDE
1986




SARGENT
AVE.
CUMBERLAND AVE.
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ELLICE
LANGSIDE ST
YOUNG ST
SPENCE ST
BALMORAL ST
VAUGHAN ST.
WEBB PL.
COLONY
ELLICE AVE.
PORTAGE AVE.

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

(35) NRC CANADIAN INSTITUTE FOR INDUSTRIAL TECHNOLOGY - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.02 ha	Irregular 118 m x 170 m	Lot 154-160 Plan 258 & Part of Lot 1, Parish of St. John	1984/$2,700,000

ZONING	PHYSICAL CHARACTERISTICS
C3B Commercial Planned Building Group District	Level Site, irregular shape

USE	SERVICES AVAILABLE
High Tech. Laboratory 25% building, 75% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	17634 m^2*	13,600 m^2		1984/85	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete Exterior-aluminum curtain wall and conc. block wall	-	New building	50 year

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	NRC	+ 2720 m^2	-	)	20
	Man. Research Council	+ 4080 m^2	-	)Drylab - for high technology research)	55
	Vacant	-	-	In process of being let	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C3 CRCM - Commercial R4 - Residential	Commercial, residential, insitutional	Medium to high

TRENDS	PLANNED CHANGE
Stable commercial area; some redevelopment occuring	Some redevelopment will be occuring in the immediate area

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location, good access	By foot, vehicle, public transportation	99 tenant spaces, 20 visitor spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Building has been designed to accommodate handicapped users	To attract high-tech research tenants to building from government and private sector

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
86/87 estimate $289,000	None	PWC Appraisal 1985 $1,320,934	$113,983 (1986) Land only-bldg. not assessed

ADDITIONAL INFORMATION

This site was previously owned by the CBC who transferred it to the NRC in 1984.

* Includes underground parking which will be revenue producing (99 spaces).

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 36

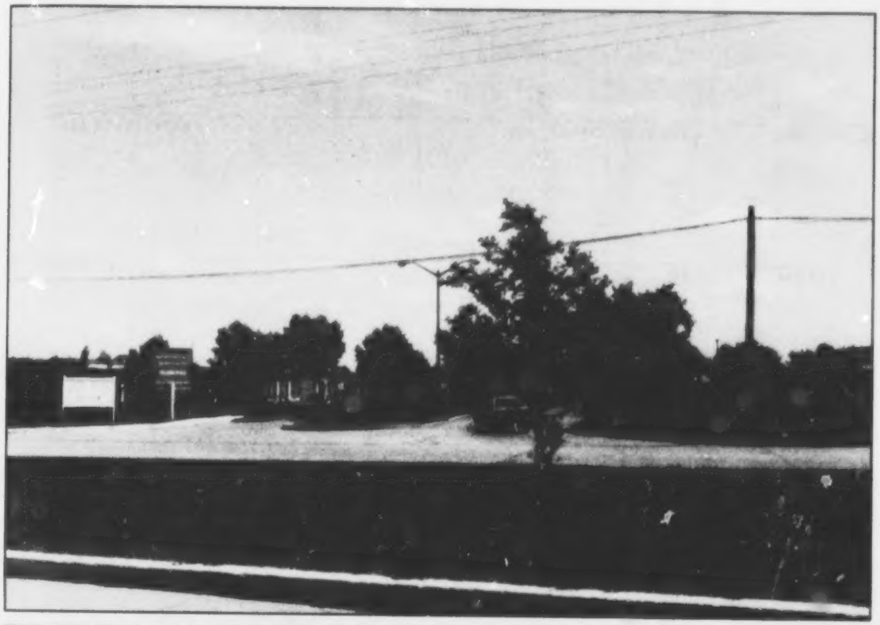
Canadian Forces Base, Winnipeg
Base des forces canadiennes, Winnipeg

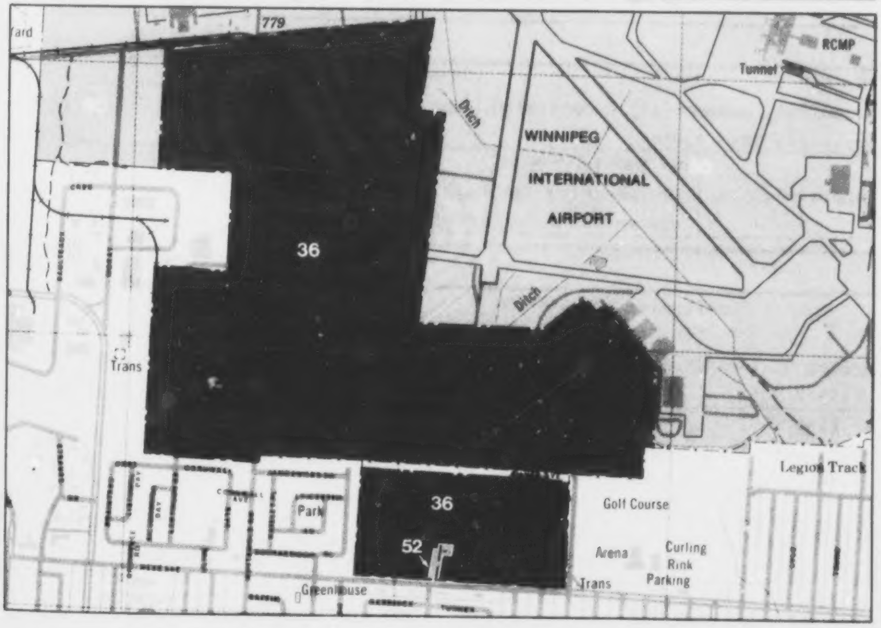
North of Wess Avenue, adjacent to Winnipeg International Airport
Au nord de l'avenue Wess, adjacent à l'aéroport international de Winnipeg

OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC:
4611040 014 DND0 12579

STUDY YEAR/ANNÉE D'ÉTUDE
1986





Yard
779
RCMP
Tunnel
Ditch
WINNIPEG
INTERNATIONAL
AIRPORT
36
Ditch
Trans
Legion Track
36
Park
Golf Course
52
Arena
Curling
Rink
Parking
Trans
Greenhouse

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒

SCALE/ÉCHELLE 1:25,000

0 250

PROPERTY DESCRIPTION

HQ CFB WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
215.91 ha Estimated	Not established 200 m x 1500 m irregular	Not included	1941/ - 1970/ -

ZONING	**PHYSICAL CHARACTERISTICS**
M2 - Light Industrial	Level site on southwest portion of Winnipeg International Airport, fronting busy arterial

USE	**SERVICES AVAILABLE**
Military installation approx. 15% structures, 85% open space pavement, undeveloped	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
585	See next page					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Various installations			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
*See below	Residential, commercial, undeveloped, industrial, open space	Low

TRENDS	PLANNED CHANGE
Relatively stable residential & industrial districts	New security fencing, demolition of obsolete bldgs, new entrance to base on Sharp Blvd.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to airport Central location in major urban center	By foot, vehicle, public transportation	2330 spaces (excl. residential)

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Some facilities in new Air Command HQ Building	New Air Command HQ Admin. Bldg. in Service Bldg. #20 Water Pumphouse - extensive renovations planned. Disposals underway (see oportunities)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$1,802,551 (1985)	None	$96,556,356 estimated building replacement cost	$976,284 (1985)

ADDITIONAL INFORMATION

The boundary between the Winnipeg International Airport and CFB Westwin is in the process of being established. New Air Command HQ Building was completed (1986).

* R1-5 - Residential, M2 - Industrial, R1- Open Space, C - Commerical

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
9	2-4	28,754 m^2		16,500 m^2	1941-1986	Subject to FHBRO
39	1,2,3	50,980 m^2		39,533 m^2	1941-1985	review
12	1,2,3,4	23,622 m^2		15,037 m^2	1941-1982	
629	1,2,3	73,195 m^2			1941-1953	
1	4	26,815 m^2		19,038 m^2	1986	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
9	Woodframe concrete, masonry	1983-1985 Renovations	Good	12,21,50 years
39	Woodframe, masonry metal	$1,864,630	Fair to Good	3 - 21 years
12	Woodframe concrete, masonry Butler prefab.		Good	12 - 18 years
629	Masonry, woodframe		Good	6 - 18 years
1	Masonry		Excellent	50 years

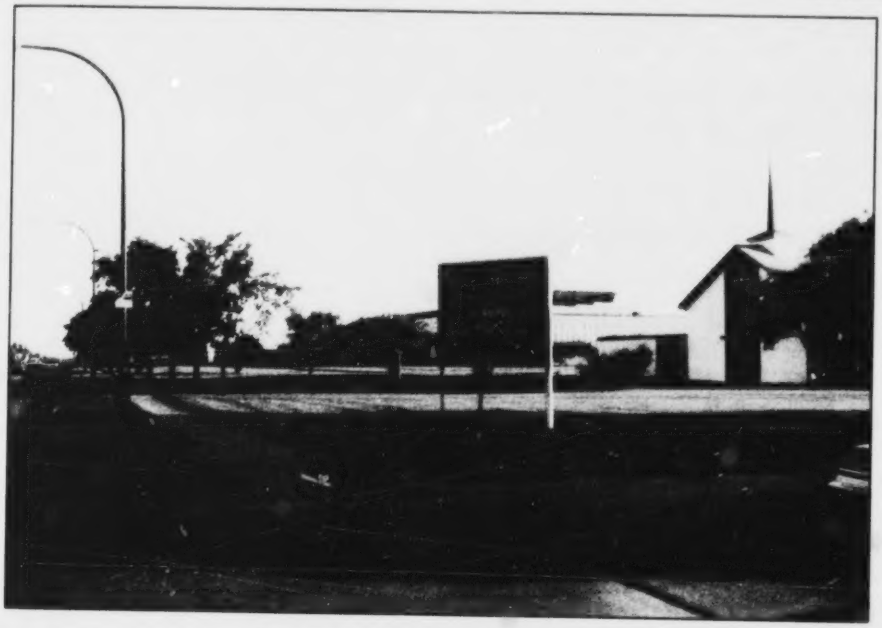
#	OCCUPANTS	RENTABLE AREA	TERM	USE
9	ND			Administrative
39	ND			Operational
12	ND			Institutional
629	ND			Residential (7 barrack blocks 14,728 m^2 gross) (105 married quarters 10,160 m^2 gross) (399 bulk lease housing units 38,308 m^2 gross) (14 multiple dwelling units 9,999 m^2 liveable)
1	ND	26,815 m^2		Administrative

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

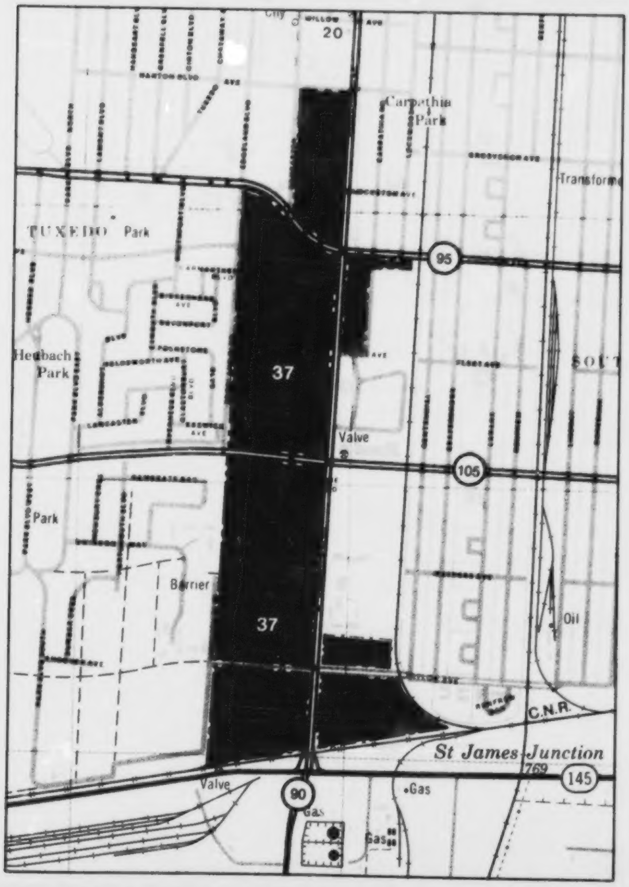
Site 37

CFB Winnipeg Southside (Fort Osborne)
BFC de Winnipeg Southside (Fort Osborne)

Kenaston Boulevard, Winnipeg
Boulevard Kenaston, Winnipeg



OWNER/PROPRIÉTAIRE	ND/DN
CRPI/RIC:	4611040 009 DND0 12559
STUDY YEAR/ANNÉE D'ÉTUDE	1986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Carpathia Park
TUXEDO Park
Heubach Park
Transformer
95
37
Valve
105
Park
Barrier
37
Oil
C.N.R.
St James Junction
769
145
90
Valve
Gas
Gas
Gas

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░

0 250

SCALE/ÉCHELLE 1:25,000

PROPERTY DESCRIPTION (37) ND CFB WINNIPEG SOUTHSIDE (FORT OSBORNE)

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
87.41 ha +	Irregular shape		1921/$243,000

ZONING	PHYSICAL CHARACTERISTICS
A5 - Restricted Agricultural	Large level, treed and landscaped site.

USE	SERVICES AVAILABLE
Military Installation, 15% structures, 85% open space, parking, undeveloped	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
	See next page					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
POL Compound + 5 storage tanks			Vehicle servicing and fuel storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R14, R19 - Single family Rm1, RM2 - Multi Family Res.	Residential, open space, industrial	Low

TRENDS	PLANNED CHANGE
River Heights to the east is an older but stable community	A grade separation is planned at Kenaston and the CNR tracks

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large military installation in urban centre, good access, proximity to services	By foot, vehicle, public transportation	2330 spaces (excl. residential)

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$1,005,190 (1985)	None	Building Replacement Cost - DND $64,876,297	$1,330,445

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
2	1,3	1861.7 m^2	-	1111.8 m^2	1955, 1964	None
29	1,2	323,368 m^2	-	293,074 m^2	1941 - 1985	Possible FHBRO interest
9	1,2	13051.6 m^2	-	9267.4 m^2	1954 - 1963	None
365	1,2,3	44,759 m^2	-	-	1955, 1956	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
2	Concrete, masonry	1982 - 1985	Good	19 years
29	Masonry, woodframe, metal	$1,721,055	Good	19-26 years
9	Masonry, woodframe, metal		Good	19 years
365	Masonry, woodframe		Good	19 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
2	ND	-	-	Administrative
29	ND	-	-	Operational
9	ND	-	-	Institutional
365	ND	-	-	Residential (Barrack Blocks 5 bldgs. 13431 m^2 gross) (Married Quarters 360 Bldg. 31,328 m^2 gross)

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 38

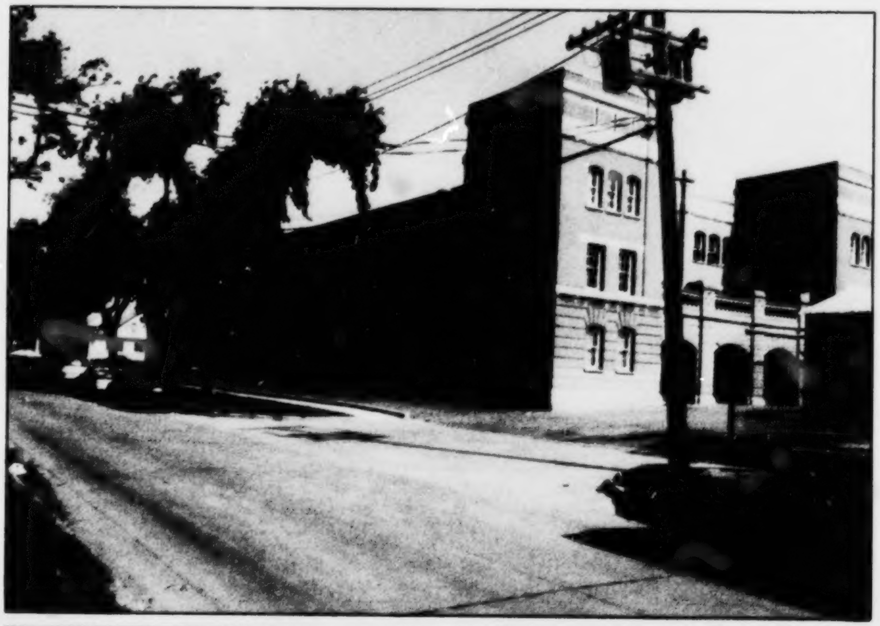
McGregor Armoury
Manège militaire McGregor

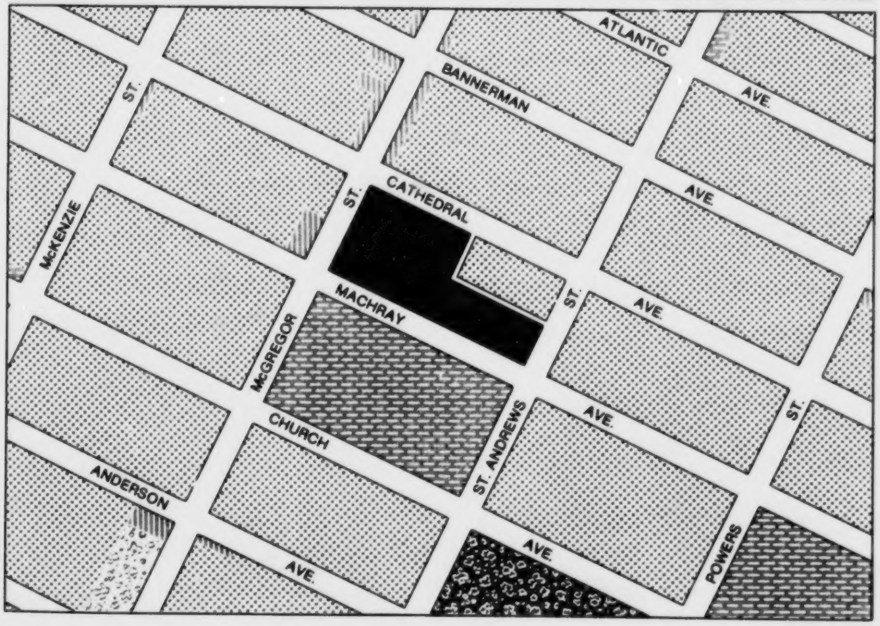
McGregor Street and Machray Avenue, Winnipeg
Rue McGregor et avenue Machray, Winnipeg

OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC:
4611040 011 DFO0 12562, 563

STUDY YEAR/ANNÉE D'ÉTUDE
1986




ATLANTIC
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BANNERMAN
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CATHEDRAL
AVE.
ST.
MACHRAY
ST.
AVE.
McKENZIE
McGREGOR
CHURCH
AVE.
ST. ANDREWS
ST.
ANDERSON
AVE.
AVE.
POWERS

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

ND MCGREGOR ARMOURY - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
1.10 ha	Irregular 183 m x 80 m	Pt. of Lot 38, Lots 39-50, Plan 222 & Lots 355-360, Plan 197WLTO	1913/$11,880 1950/$7,016

ZONING	**PHYSICAL CHARACTERISTICS**
R3 - Residential (multi family) R2 - Residential (two family)	Level sites in older residential area

USE	**SERVICES AVAILABLE**
Drill Hall (Cadet & Reserve Training Centre) 23% structures, 77% open space, vehicle compound	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	4028 m^2		2700 m^2	1915	Of FHBRO interest
4	1	330.4 m^2		315.8 m^2	1941, 1949, 1950, 1962	

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Masonry	Wall underpinning	Good	21 years
4	Metal	1982 $65,400	Good	21 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND			Operational, administrative	3 civilian employees
4	ND			Operational (storage)	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
R2,R3 Residential C1 - Commercial	Residential commercial, institutional, open space	Low to medium

TRENDS	**PLANNED CHANGE**
Basically a stable older residential area; density increase or commercial rezoning	No major changes; some road widenings to improve through traffic circulation (eg Salter St.)

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Location serving cadets and militia, good access	By foot, vehicle, public transportation	30 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None	None

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
1985 O&M - $19,000 Utilities - $39,400		$4,200,000 (bldg. replacement cost - ND estimate)	$34,091 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 39

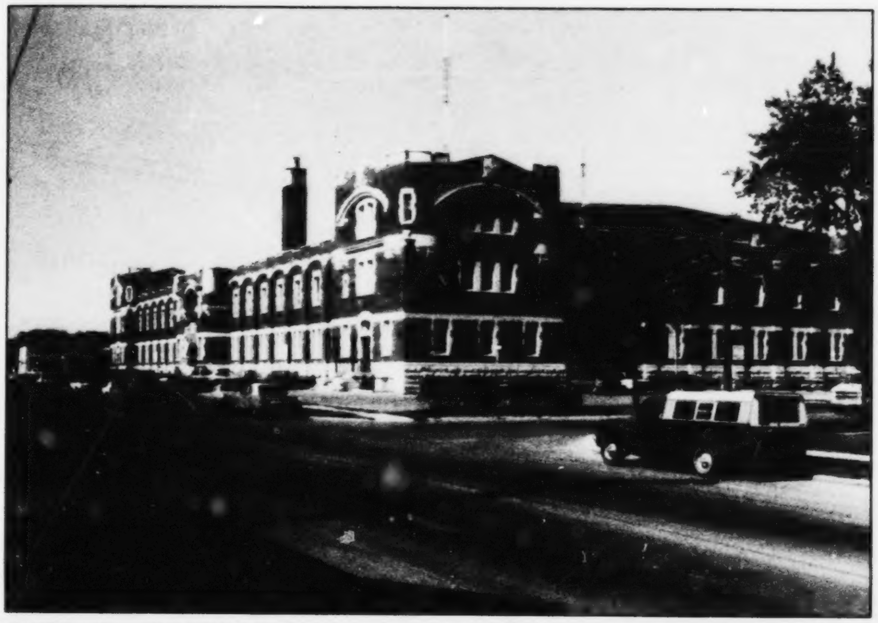
Minto Armory
Manège militaire Minto

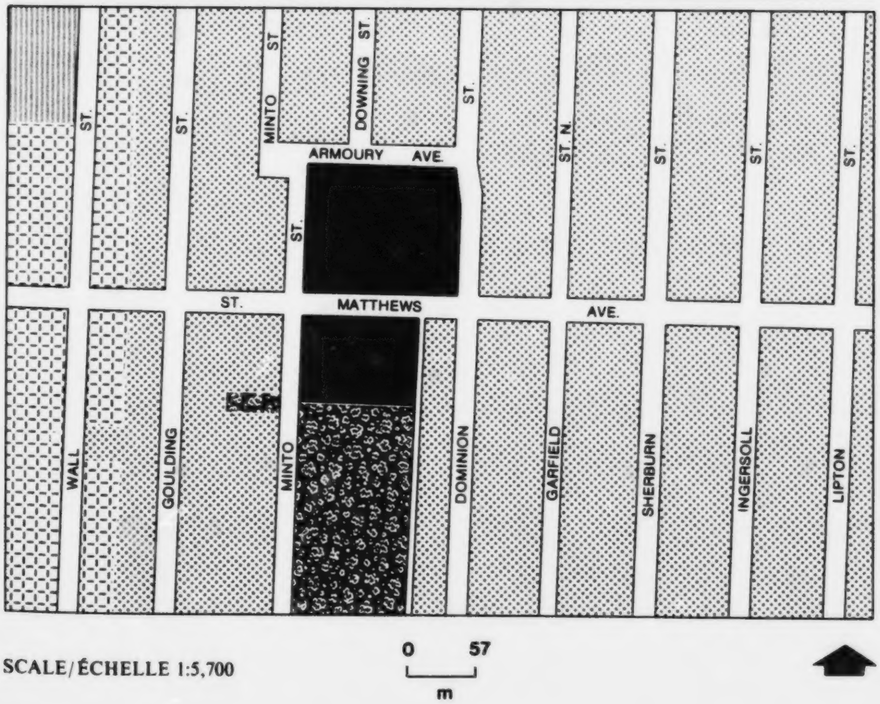
Minto Street and St. Matthews Avenue, Winnipeg
Rue Minto et avenue St. Matthews, Winnipeg

OWNER PROPRIÉTAIRE
ND/DN

CRPI RIC:
4611040 014 DND0 12557

STUDY YEAR/ANNÉE D'ÉTUDE
1986




WALL ST.
GOULDING ST.
MINTO ST.
DOWNING ST.
ARMOURY AVE.
ST.
ST. N.
ST.
ST.
ST.
ST. MATTHEWS AVE.
MINTO
DOMINION
GARFIELD
SHERBURN
INGERSOLL
LIPTON
0
57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.16 ha	2 pcls., 98.3 m x 77.6 m 126 m x 107 m, irregular	Pt. Lot 57, Parish of St. James	1912/$125,000

ZONING	PHYSICAL CHARACTERISTICS
R2 - Residential (two family)	2 level sites in older residential area.

USE	SERVICES AVAILABLE
Drill Hall (Cadet & Reserve Training Center) 35% structure, 65% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	15831 m^2		11182 m^2	1914	Of FHBRO interest
2	1	455 m^2		367.61 m^2	1950, 1980	

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Steel frame & masonry		Good	21 years
2	Masonry metal		Good	21 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND			Administrative, operational	5 Civilian employees 56 military
2	ND			Storage	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R2 - Residential (2 family) M1 - Industrial	Residential, industrial, open space, commercial, institutional	Low

TRENDS	PLANNED CHANGE
Stable low density residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Location serving cadets and militia, access	By foot, vehicle, public transportation	150 spaces (unpaved)

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None provided	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
O&M 1985 - $41,000 Utilities - $70,000	None	No appraisal available	$125,109 (1985)

ADDITIONAL INFORMATION

The parking lot south of St. Mathews Ave. is utilized by an adjoining curling club and those using the park facilities in addition to cadet and reserve use on certain weeknights and Saturdays.

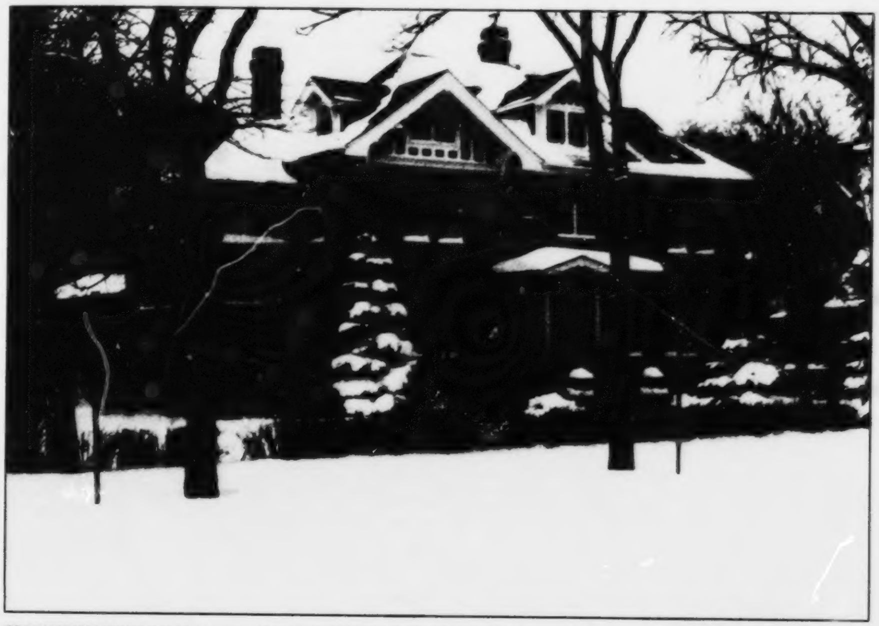
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

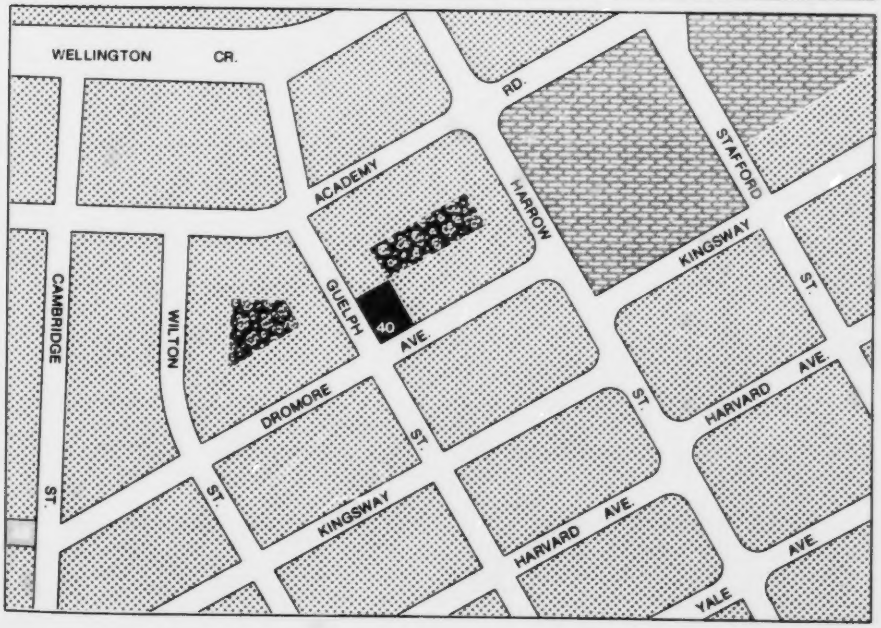
Site 40

Officers Residence
Résidence pour officier

205 Dromore Avenue, Winnipeg
205, avenue Dromore, Winnipeg

OWNER/PROPRIÉTAIRE	ND/DN
CRPI/RIC	4611040 011 DND0 12558
STUDY YEAR/ANNÉE D'ÉTUDE	1986




WELLINGTON CR.
RD.
STAFFORD
ACADEMY
HARROW
KINGSWAY
ST.
CAMBRIDGE
WILTON
GUELPH
40
AVE.
DROMORE
ST.
ST.
HARVARD
AVE.
ST.
KINGSWAY
HARVARD AVE.
AVE.
YALE
ST.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▢
RESIDENTIAL	RÉSIDENTIEL	▨
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▦
INDUSTRIAL	INDUSTRIEL	▩
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▩
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.14 ha	32 m x 44.19 m	Pt. Lot 11, Blk. 5 shown on survey as pt. of lot 45, parish of St. Boniface	1940/$5,000

ZONING	PHYSICAL CHARACTERISTICS
R1 - Residential (single family)	Large treed residential lot in exclusive area.

USE	SERVICES AVAILABLE
Residence 58%, 42% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	809.3 m^2	-	623.5 m^2	1912	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick and wood frame		fair to good	21 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	-	-	Senior officer's residence	CO & family residence at this location

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Attached garage	6.7 m x 7.9 m	Good	Garage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1 - Residential	Residential, open space, institutional (Schools)	Low

TRENDS	PLANNED CHANGE
Stable community, desirable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
To serve as residence for the Commander of Air Command based in Winnipeg	By foot, vehicle, public transportation	3 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None, minimal maintenance being provided as required

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
O&M (1983-85) $31,135 *Utilities $3,193	None	$417,000 (1985)	$4,030 (1985)

ADDITIONAL INFORMATION

* Power and telephone paid by occupant.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 41

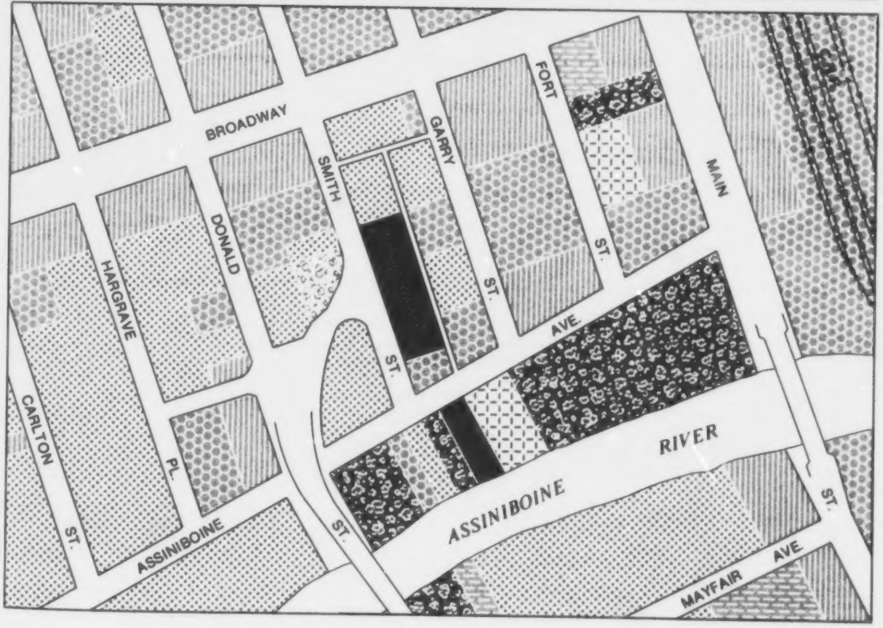
HMCS Chippawa
HMCS Chippawa

Assiniboine Avenue and Smith Street, Winnipeg
Avenue Assiniboine et rue Smith, Winnipeg

OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC:
4611040 013 DND0 12622

STUDY YEAR/ANNÉE D'ÉTUDE
1986


BROADWAY
SMITH
GARRY
FORT
ST.
MAIN
DONALD
HARGRAVE
ST.
ST.
AVE.
RIVER
ASSINIBOINE
CARLTON
ST.
PL.
ASSINIBOINE
ST.
ST.
MAYFAIR
AVE

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

ND HMCS CHIPPAWA - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.639 ha 0.024 ha (leased)	122 m x 37 m 25 m x 70 m irregular	Lots 20-27, Lots 256 & Part of 255 Block 2, Plan 129 WLTO	1942/$28,000

ZONING	PHYSICAL CHARACTERISTICS
C4 - Commercial	Smith Street parcel, southerly sloping site, fully developed Assiniboine Ave. parcel - riverbank site, treed, sloping terrain

USE	SERVICES AVAILABLE
Smith Street - 66% structure 34% site - Assiniboine Ave. - not developed utilized for parking and access to boat dock	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	8,398.43 m^2	-	4,530 m^2	1942	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick, stucco finish	re-roofed 1983 $255,000	Good	15 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	-	-	Naval reserve training facilities, adminstrative offices and supply and storage.	4 civilian employees, 2 military

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Mast and rigging and landscaped parcel on leased land			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
M1 - Industrial C4 - Comm. CR - Commerc./Residential	Open space, residential, commercial, industrial, parking	Medium to high

TRENDS	PLANNED CHANGE
Downtown fringe; undergoing redevelopment and changes in use from medium to higher dens. dev.	Gradual redevelopment of residential properties to higher density; creation of a riverbank park

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location; near Assiniboine River for wharf access	By foot, vehicle, public transportation	30 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None provided	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
O&M (1985) $406,000 Utilities $70,952		$8,000,000 (building replacement value)	$74,085 (1985)

ADDITIONAL INFORMATION

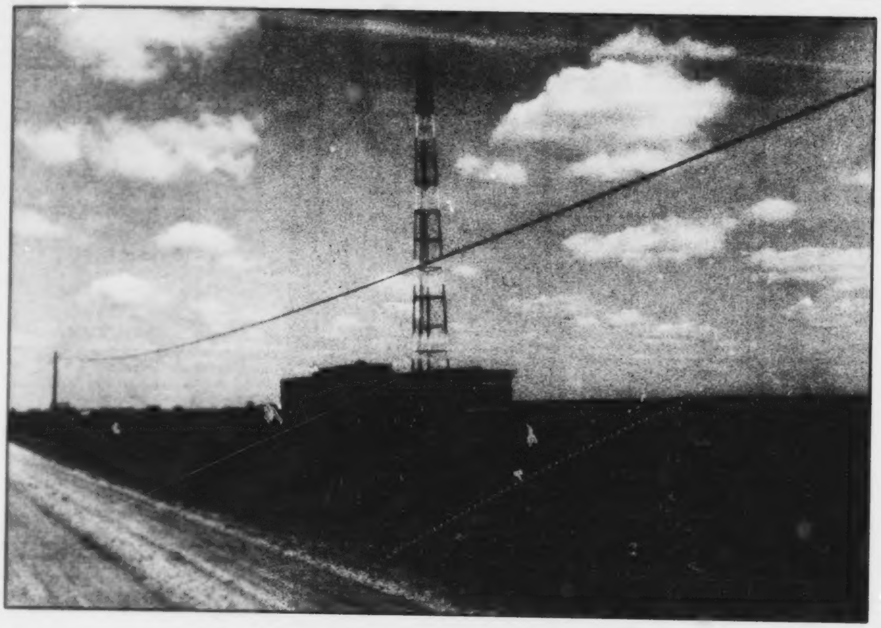
The Assiniboine Avenue parcel is within the designated floodway fringe on the floor risk maps for Winnipeg. A floating dock belonging to ND is part of this property.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 42

Transmitter Site
Émetteur

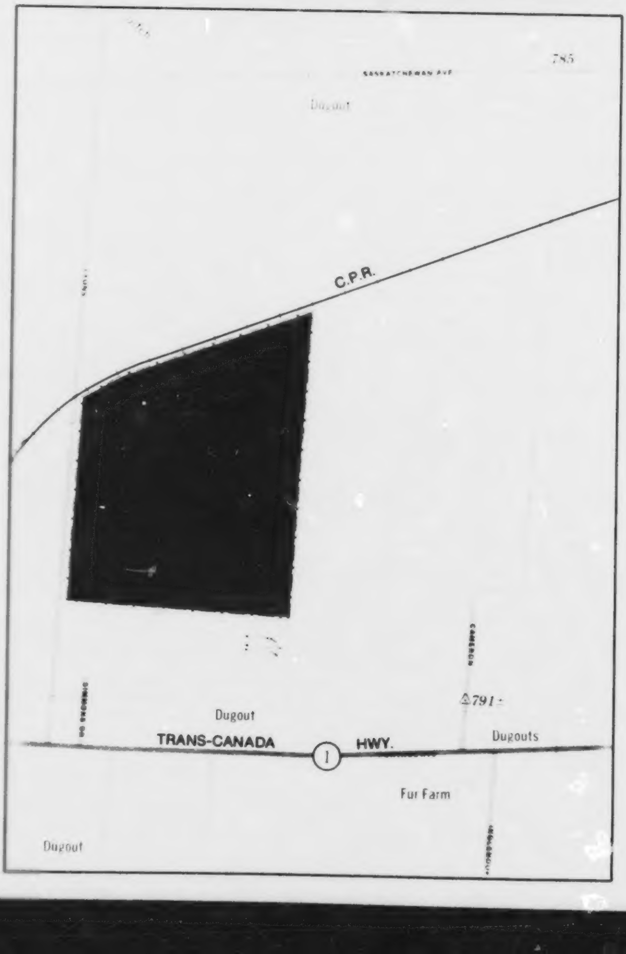
Lyons Road, Headingley
Chemin Lyons, Headingley



OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC:
4611040 011 DND0 12578

STUDY YEAR/ANNÉE D'ÉTUDE
1986


785
SASKATCHEWAN AVE
Dugout
C.P.R.
CAMERON
Dugout
△791
TRANS-CANADA
1
HWY.
Dugouts
Fur Farm
Dugout

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▢

0 250
m

SCALE/ÉCHELLE 1:25,000

PROPERTY DESCRIPTION

ND TRANSMITTER SITE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
79.06 ha approximate	842 m x 938 m	Parcel A, Part of R.L. 54,55,56,57,58 Itm in the parish of Headingly	1947-1951 $14,252

ZONING	PHYSICAL CHARACTERISTICS
A - Agricultural	Flat terrain slight slope northware bounded by CPR line to north

USE	SERVICES AVAILABLE
Radio transmitting facilities Structure on less than 1% of site	No municipal services Other than power and telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	800.1 m^2		534.6 m^2	1950	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete and masonry		Fair	10 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND			Communications operation	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Antenna towers	Height 110 feet	Good	Communications

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural; residential	Agricultural, country residential	Low

TRENDS	PLANNED CHANGE
Rural, agricultural area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
None	By vehicle	8 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	Planned declaration of excess

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Power - $2,743 (1985)	None	$1,388,000 (building replacement cost)	$17,867 (1985)

ADDITIONAL INFORMATION

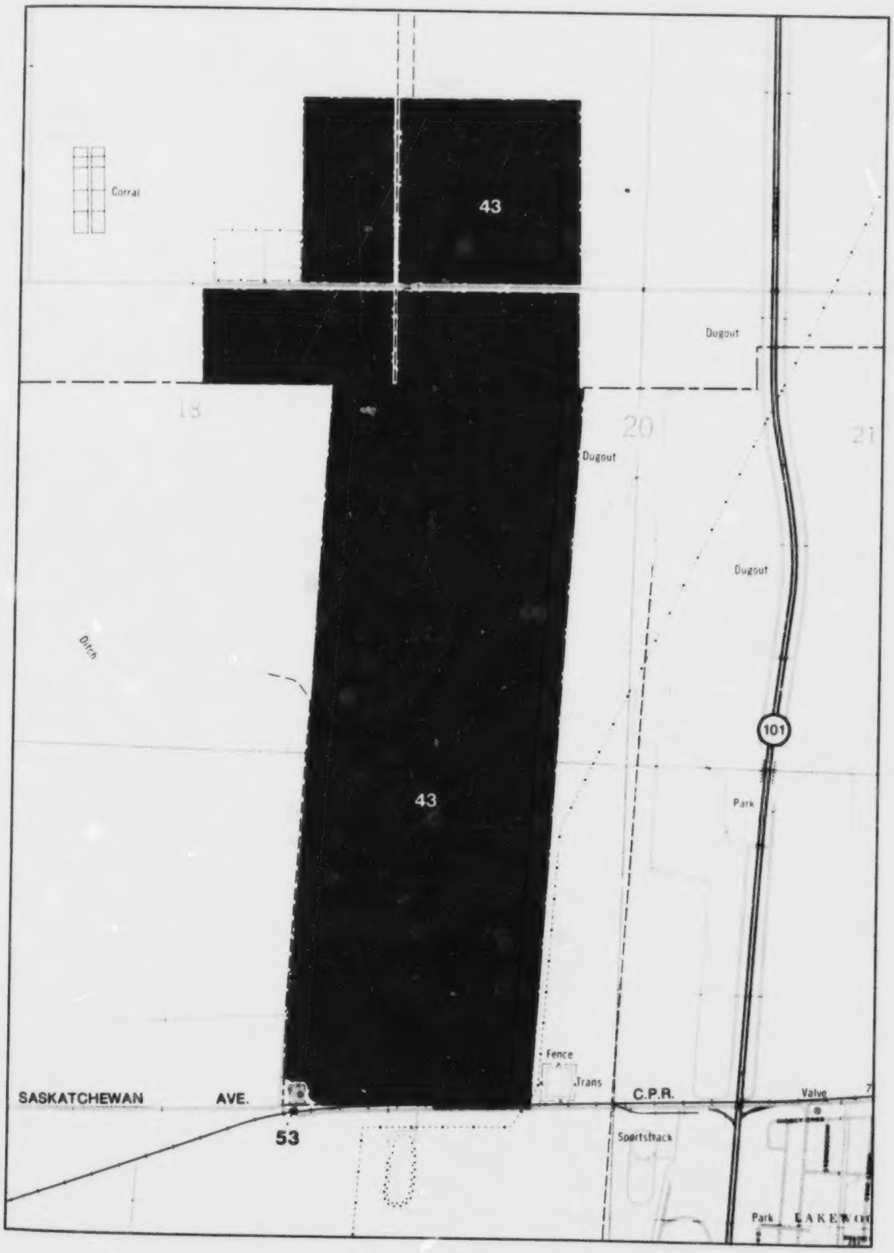
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 43

St. Charles Rifle Range
Champ de tir St-Charles

Saskatchewan Avenue, West of Perimiter Highway, Winnipeg
Avenue Saskatchewan, à l'ouest de la route Perimiter, Winnipeg

OWNER/PROPRIÉTAIRE	ND/DN
CRPI/RIC:	4611040 014 DND0 12577
STUDY YEAR/ANNÉE D'ÉTUDE	1986


Corral
43
Dugout
18
20
21
Dugout
Dugout
Ditch
101
43
Park
Fence
Trans
SASKATCHEWAN AVE.
C.P.R.
Valve
53
Sportstrack
Park
LAKEWO

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░

SCALE/ÉCHELLE 1:30,000

0 300
m

PROPERTY DESCRIPTION

ND ST. CHARLES RIFLE RANGE - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
498.0 ha Estimate	Irregular 1100 m x 3165 m	See below *	1910/$2,000 1966/$2,001

ZONING	**PHYSICAL CHARACTERISTICS**
A - Agricultural	Level site, some tree cover, Sturgeon Creek runs through north portion

USE	**SERVICES AVAILABLE**
Small arms firing range. Area of structure less than 1% of site.	No services other than power and telephone

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
11	1	994.2 m^2			1917-1978	Of FHBRO interest

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
11	Wood frame, metal siding, and masonry		Fair to good	0 - 21 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
11	ND			Equipment storage buildings (includes 2 residential dwellings)	3

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**
Firing range installations			

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
Agricultural	Agricultural, recreational	Low

TRENDS	**PLANNED CHANGE**
Stable	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Large site for safety and security away from adjoining development	By vehicle	Ample

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None required	None

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
O&M P/A $10,000 Power $1,608	None	Building replacement cost $570,000 - ND estimate	$12,352 (1985)

ADDITIONAL INFORMATION

W½ of Frac. Section 13, E½ of Frac Section 14, Part of the SE¼, Section 23 - Tp 11, Range 1, EPM.

* (COT A 75094) Part of SW¼, Section 24, TP 11, Range 1, EPM (COT A 66038) Lots 85 - 89 Incl. O&M Parish of St. Charles, Part of Plan 6117 WLTO

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 44

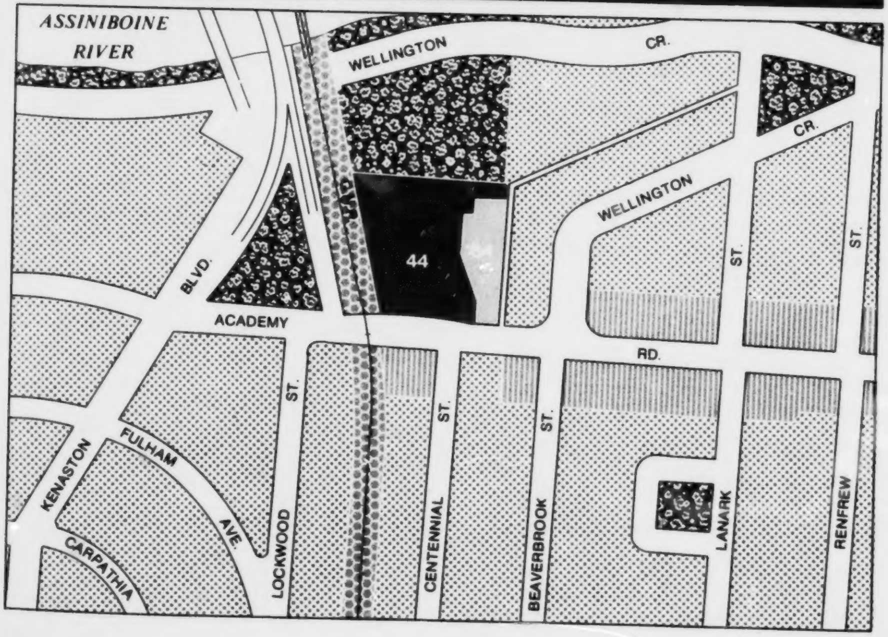
Forensic Laboratory
Laboratoire judiciaire

Academy Road and Centennial Street, Winnipeg
Chemin Academy et rue Centennial, Winnipeg

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
4611040 009 RCM0 30321

STUDY YEAR/ANNÉE D'ÉTUDE
1986


ASSINIBOINE RIVER
WELLINGTON
CR.
WELLINGTON
CR.
BLVD.
ACADEMY
RD.
44
ST.
ST.
LOCKWOOD
ST.
CENTENNIAL
ST.
BEAVERBROOK
ST.
LANARK
RENFREW
KENASTON
FULHAM
AVE.
CARPATHIA

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

RCMP FORENSIC LAB - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.07 ha	Irregular 131 m x 115 m	Pt. of Pcl. B, Pt. of River Lots 60 & 61 Parish of St. Boniface Plan 17079 WLTO	1983/$74,500

ZONING	PHYSICAL CHARACTERISTICS
R3 - Residential - multi family (front) R1 - Residential - one family (at rear)	Large slightly sloping site (to the north), mature trees throughout

USE	SERVICES AVAILABLE
Laboratory & office building 19% structure, 81% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	3992 m^2		2041 m^2	1986 Completion	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Precast concrete & steel, masonry		New	50 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP			Forensic laboratory	40+

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C1 - Commercial R1 - Residential	Commercial, residential, open space	Low to medium

TRENDS	PLANNED CHANGE
River Heights is a prime res. area. Commercial development on Academy Road is being upgraded	No changes foreseen. In 04/86 Zoning Bylaw was changed to provide for more stringent standards in zoning categories

OPERATION

REQUIREMENTS	ACCESS	PARKING
Laboratory in central location, good access, suitable security requirements	By foot, vehicle, public transportation	28 spaces - visitor and staff

HANDICAPPED SERVICES	PLANNED ACTIVITIES
All handicapped standards have been incorporated into design - washrooms, access, elevators	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	None	$74,500 (1983) Land only	$10,786 (1985)

ADDITIONAL INFORMATION

This is a new structure in operation since April 1986.

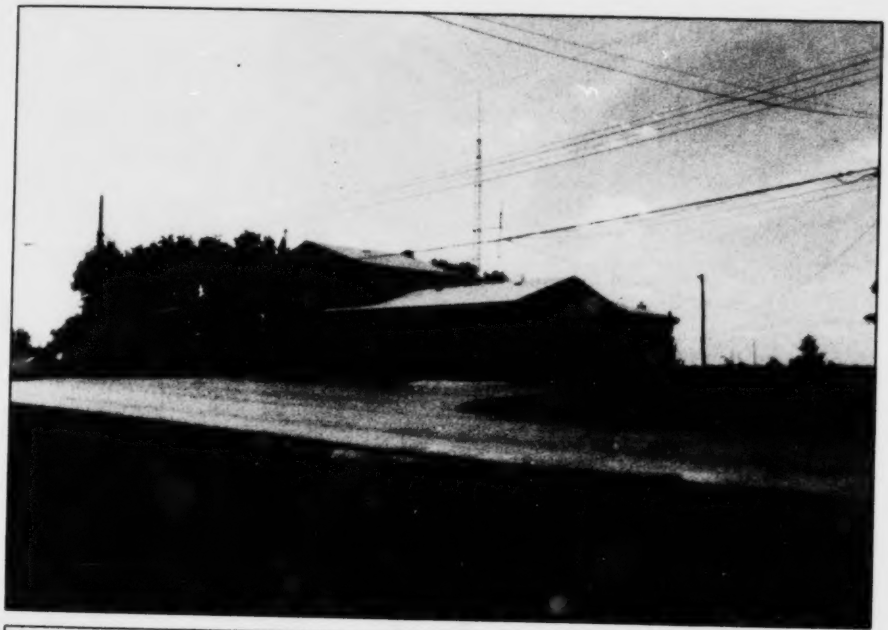
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

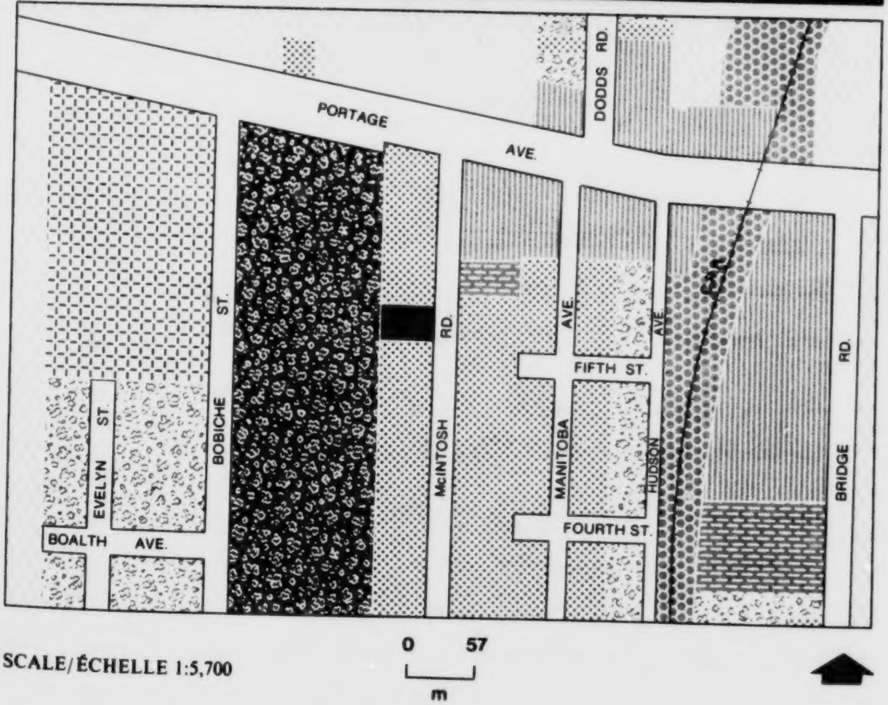
Site 45

Detachment
Détachement

McIntosh Road, Headingley
Chemin McIntosh, Headingley

OWNER/PROPRIÉTAIRE	RCMP/GRC
CRPI RIC:	4611040 013 RCM0 12611
STUDY YEAR/ANNÉE D'ÉTUDE	1986




PORTAGE
AVE.
DODDS RD.
BOBICHE ST.
EVELYN ST.
BOALTH AVE.
McINTOSH RD.
MANITOBA AVE.
HUDSON AVE.
FIFTH ST.
FOURTH ST.
C.P.R.
BRIDGE RD.
0
57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨
RESIDENTIAL	RÉSIDENTIEL	▨
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▩
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(45) RCMP - DETACHMENT, HEADINGLY - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha	30.48 m x 50.72 m	Lot 18, Plan 11,482 WLTO Part of RL 49	1956/$45,000

ZONING	PHYSICAL CHARACTERISTICS
R1-20 (Residential)	Level lot with trees at rear

USE	SERVICES AVAILABLE
17% structure, 83% landscaping & parking	No services other than power and telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	289 m^2			1957	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame and brick veneer	1971 New roof 1979 1981	Good	25 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP			Office/residential use	16

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural, residential, commercial	Agricultural, residential, commercial	Low density

TRENDS	PLANNED CHANGE
Stable residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Location outside Winnipeg to police rural areas and highways, good access	Foot, vehicle	15 stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None provided	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$3,487 (85/86)	None	Not available	$3,888 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 46

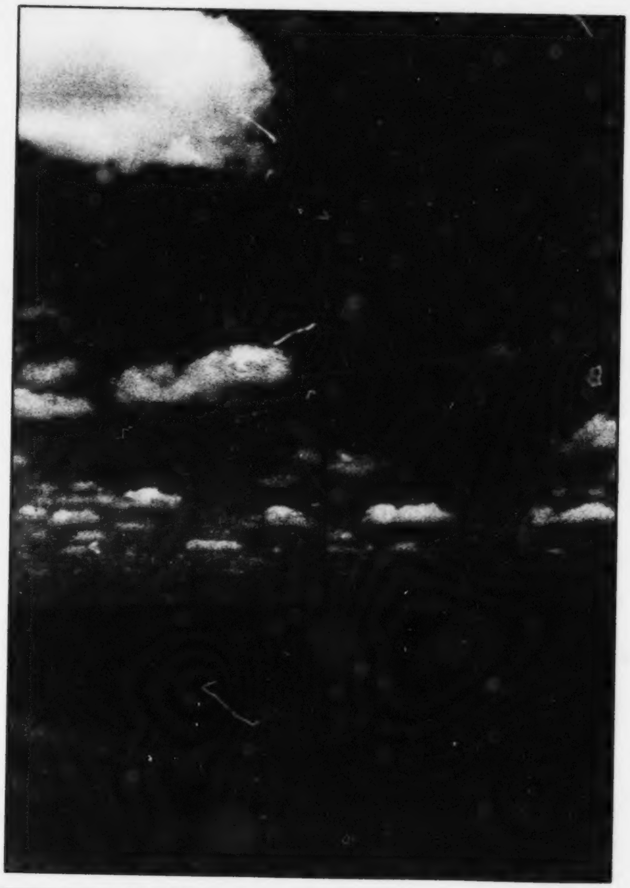
Radio Facility
Installation radio

Gordon (RM of Rosser)
Gordon (M.R. de Rosser)

OWNER/PROPRIÉTAIRE
RCMP/GRC

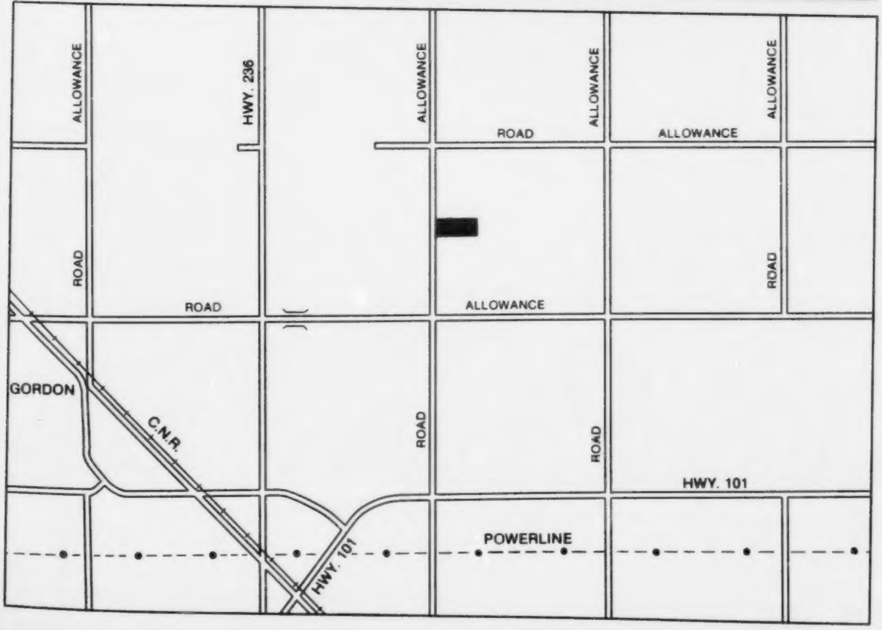
CRPI/RIC:
4614015 007 RCM0 12739

STUDY YEAR/ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨


ALLOWANCE
HWY. 236
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ROAD
GORDON
C.N.R.
ROAD
ROAD
HWY. 101
POWERLINE
HWY. 101

0 634
m

SCALE/ÉCHELLE 1:63,360

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
4.46 ha	121.92 m x 365.76 m	Ptn. of NW¼ Sec. 17, Tp 12, R2 EPM	1966/$4,888

ZONING	PHYSICAL CHARACTERISTICS
A80 Agricultural (32.32 ha min. parcel size)	Level site in rural area

USE	SERVICES AVAILABLE
Radio communication site less than 1% structure, 99% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	22.29 m^2			1966	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Galvanized metal		Good	10 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP			Transmitter building and antenna installations	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
8 antennae		Good	Radio communication

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural	Agricultural	Very low

TRENDS	PLANNED CHANGE
Agricultural area	No change anticipated

OPERATION

REQUIREMENTS	ACCESS	PARKING
Interference free rural location	Vehicle	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	New shelter, replace power plant

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Power (1985) $1,472	None	$8,000 (RCMP estimate) (1980)	$467 (1985)

ADDITIONAL INFORMATION

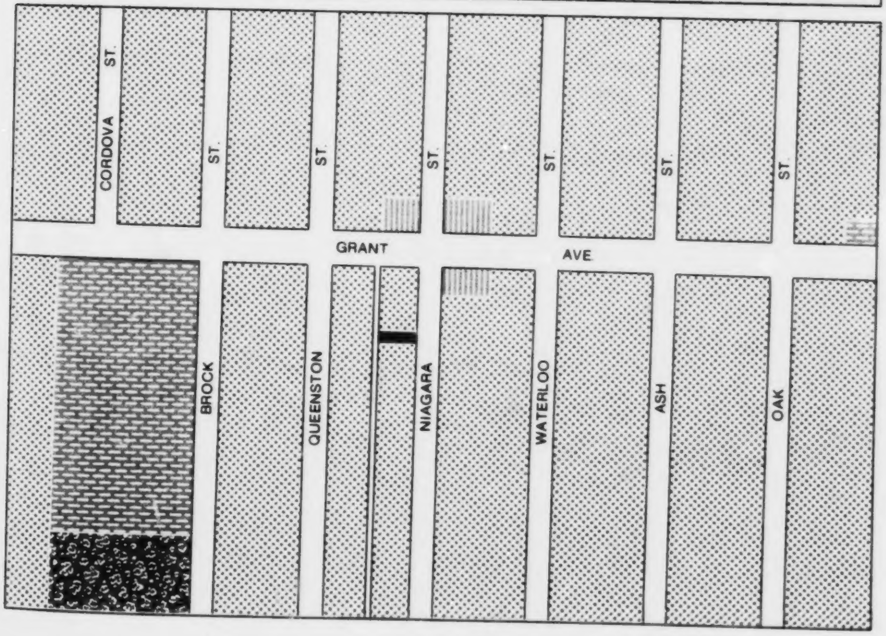
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 47

Officers Residence
Résidence pour officier

733 Niagara Street , Winnipeg
733, rue Niagara , Winnipeg

OWNER PROPRIÉTAIRE	RCMP/GRC
CRPI RIC	4611040 011 RCM0 12574
STUDY YEAR/ANNÉE D'ÉTUDE	1986


CORDOVA ST.
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GRANT
AVE.
BROCK
QUEENSTON
NIAGARA
WATERLOO
ASH
OAK

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(47) RCMP OFFICER'S RESIDENCE, 733 NIAGARA - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.04 ha	12.79 m x 32.83 m	The most northerly 5.17 m of Lot 85 & all of Lot 86, Blk 12, Plan 1222 WLTO	1959/$22,800

ZONING	PHYSICAL CHARACTERISTICS
R1 - Residential one family	Level site in mature residential area

USE	SERVICES AVAILABLE
Residential 30% structures, 70% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	198.7 m^2		136.9 m^2	1959	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame, stucco & brick veneer	1978	Good	25 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP			Residential	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Garage	28.6 m^2	Good	Garage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1 - Residential one family	Residential, open space, institutional	Low

TRENDS	PLANNED CHANGE
Stable residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Officers housing located in residential area near HQ Building	Foot, vehicle, public transportation	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None provided	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
1985/86 $10,380	$295 month *	$90,000 (RCMP estimate) (1985)	$1,929 (1985)

ADDITIONAL INFORMATION

Energy conservation measures have been taken.

* Lessee pays utilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 48

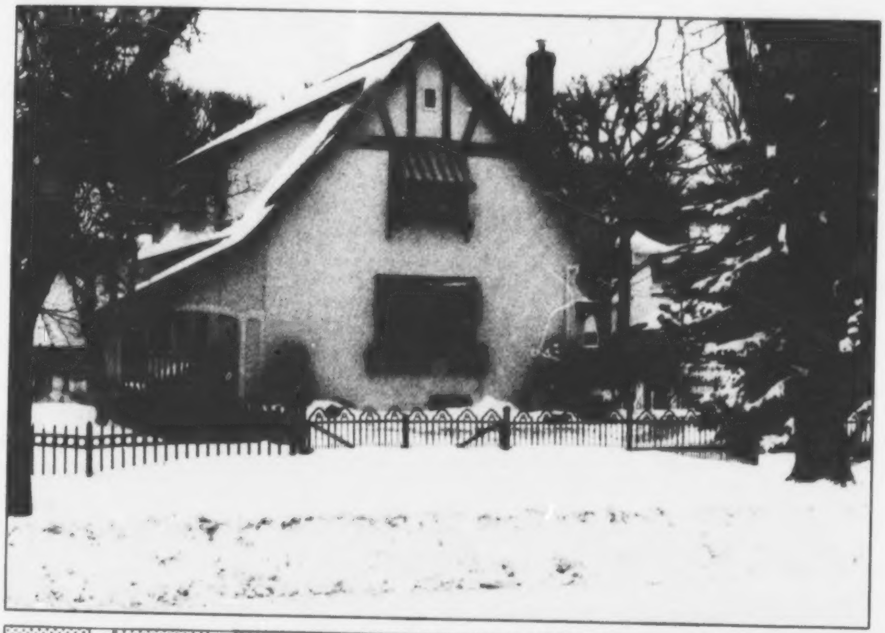
Officers Residence
Résidence pour officier

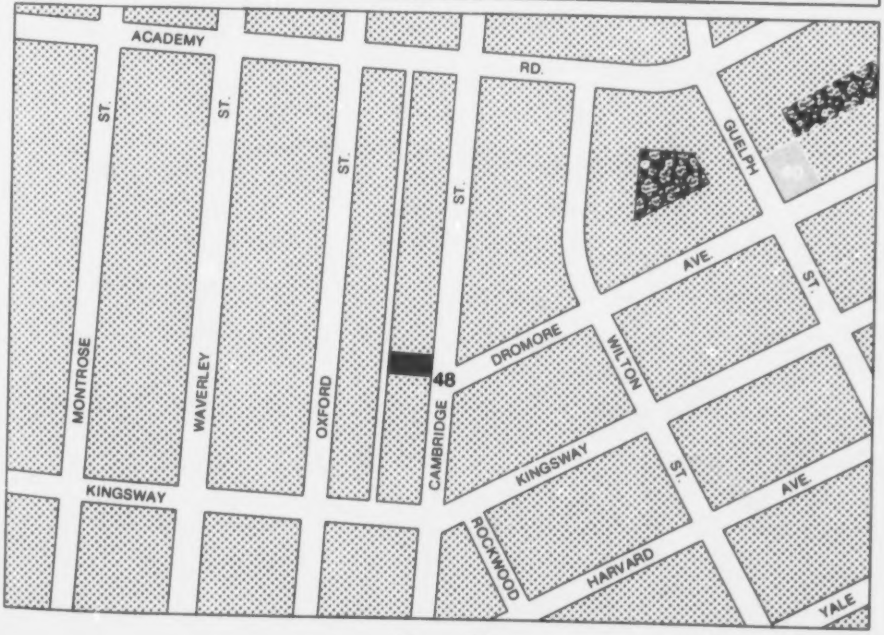
291 Cambridge Street , Winnipeg
291, rue Cambridge , Winnipeg

OWNER PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
4611040 011 RCM0 12573

STUDY YEAR/ANNÉE D'ÉTUDE
1986




ACADEMY
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WAVERLEY
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CAMBRIDGE
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48
GUELPH
ST.
AVE.
DROMORE
WILTON
KINGSWAY
KINGSWAY
ST.
AVE.
ROCKWOOD
HARVARD
YALE

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	⁘
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(48) RCMP OFFICER'S RESIDENCE, 291 CAMBRIDGE ST. - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.67 ha	18.29 m x 36.58 m	Lot 40 & most southerly 6,096 m of Lot 41 in Blk. 37, Plan 307 WLTO	1952/$18,750

ZONING	**PHYSICAL CHARACTERISTICS**
R1 - Residential one family	Level site in mature residential area

USE	**SERVICES AVAILABLE**
Residential 36% structure, 64% site	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	2	304.3 m^2		194.0 m^2	1952	None

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Wood frame & stucco		Good	20 years+

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	RCMP			Residential & attached garage	

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
R1 - Residential	Residential, open space, institutional	Low

TRENDS	**PLANNED CHANGE**
Stable residential community	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Officers housing located in residential area near HQ Building	Foot, vehicle, public transportation	Adequate

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None provided	None

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
1985/86 $8,100	$355 per month*	$100,000 (RCMP estimate) (1985)	$2,416 (1985)

ADDITIONAL INFORMATION

Energy conservation measures have been taken.

*Lessee pays utilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 49

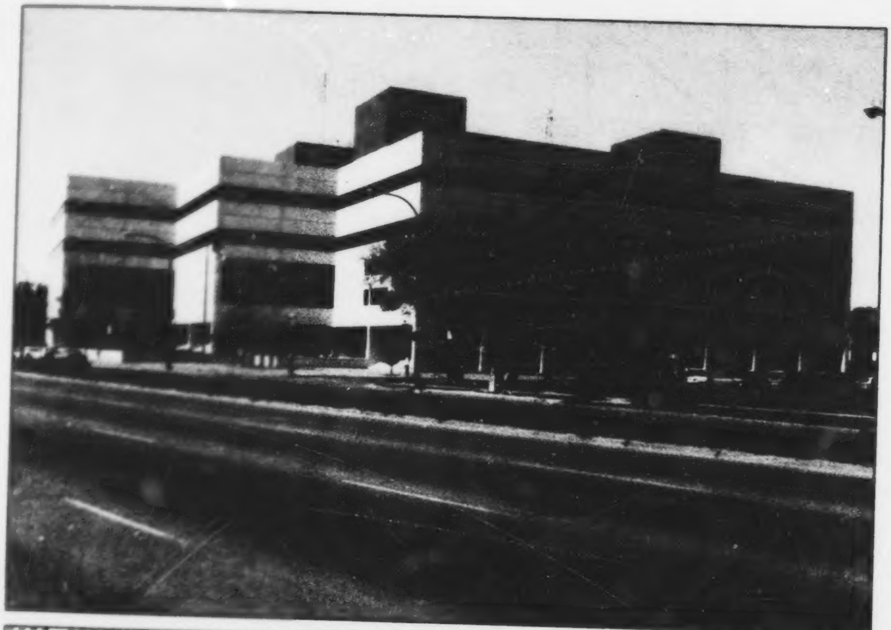
Divisional Headquarters
Quartier général de division

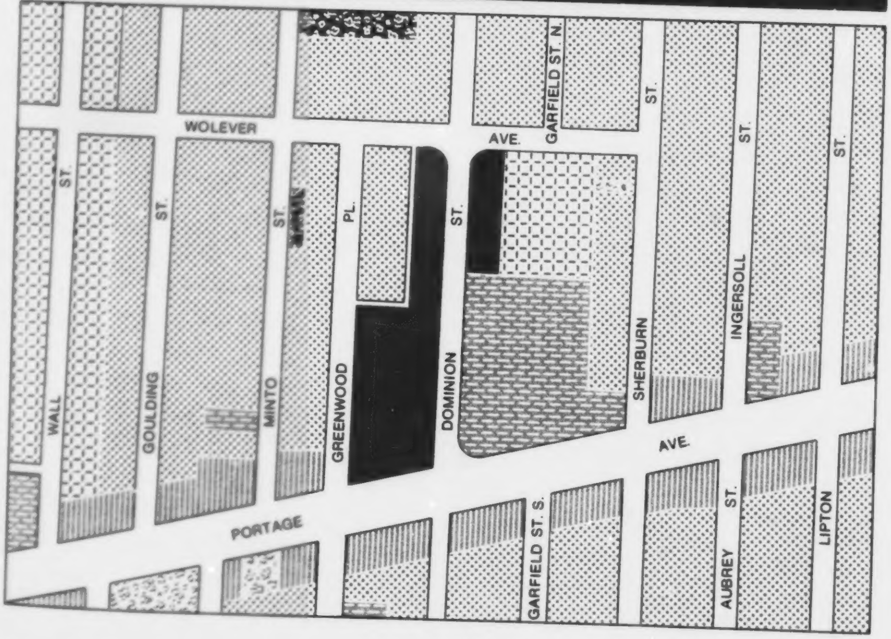
1091 Portage Avenue , Winnipeg
1091, avenue Portage , Winnipeg

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
4611040014 RCM0 12612, 613

STUDY YEAR/ANNÉE D'ÉTUDE
1986




WOLEVER
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GARFIELD ST. N.
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WALL
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GOULDING
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MINTO
ST.
GREENWOOD
PL.
DOMINION
ST.
SHERBURN
ST.
INGERSOLL
ST.
ST.
PORTAGE
AVE.
GARFIELD ST. S.
AUBREY
ST.
LIPTON

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▦
INDUSTRIAL	INDUSTRIEL	▩
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▣
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(49)

RCMP DIVISIONAL HQ - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.72 ha estimated	Irregular	Pt. Lots 1-11, 31K 1 Lot 58 Plan 1652 Pt. Lots 79-88, Lot 57 Pn. 216, W½ Lt 58	1934-53/$192,730

ZONING	PHYSICAL CHARACTERISTICS
C2 - Commercial along Portage Avenue R2 - Res. 2 family for remainder of site	Level, developed site in dense urban area

USE	SERVICES AVAILABLE
RCMP Divisional Headquarters and staff residences 35% structures 65% landscaping, parking	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	6	19,379 m^2		13,010.4 m^2	1979	None
6	2	1,100.7 m^2			1959	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick & precast concrete		Good	40 years
6	Wood frame & brick exterior		Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP			Operational	400
6	RCMP			Residential (Married Quarters)	21

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C2-Commercial, M1-Light Industrial, R2-2 Family Res.	Strip commercial, industrial, older residential, open space	Medium

TRENDS	PLANNED CHANGE
Commercial development on Portage, Stable residential areas beyond	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Centrally located, good access	Foot, vehicle, public transportation	HQ Building 170 stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Provided for office building Not provided in residences	Conversion of Married Quarters to operational space proposed in future (1987/88 $100,000)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$75,963 (1985/86) for main building only	$280 per residential unit per month	No appraisal available	$529,682 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 50

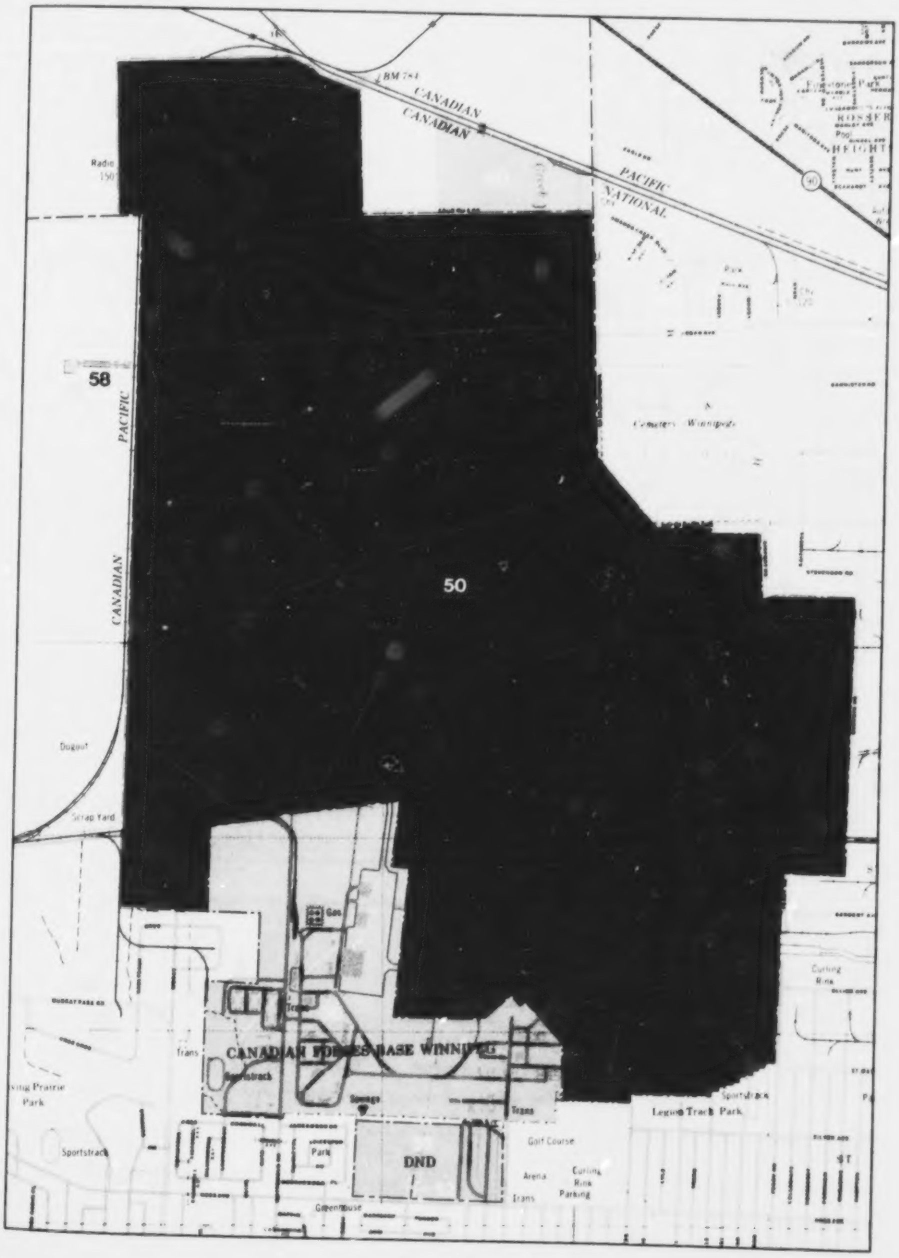
Winnipeg International Airport
Aéroport international de Winnipeg

West Winnipeg
Winnipeg-ouest

OWNER/PROPRIÉTAIRE
TC/TC

CRPI/RIC:
4614015 007 MOT0 12738
4611040 014 MOT0 12606, 12609

STUDY YEAR/ANNÉE D'ÉTUDE
1986


CANADIAN
CANADIAN
PACIFIC
NATIONAL
Radio
58
PACIFIC
CANADIAN
50
ROSSER
HEIGHTS
Cemetery Winnipeg
Dugout
Scrap Yard
Gas
Trans
CANADIAN FORCES BASE WINNIPEG
Sportstrack
Sewage
Park
DND
Golf Course
Arena
Curling Rink
Parking
Greenhouse
Legion Track Park
Sportstrack
Curling Rink

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

SCALE/ÉCHELLE 1:35,000

0 350
m

PROPERTY DESCRIPTION

TC INTERNATIONAL AIRPORT - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
*1,506.2 ha	Irregular	Not available	1928/not available

ZONING	PHYSICAL CHARACTERISTICS
C1 - Limited Commercial	Level site

USE	SERVICES AVAILABLE
Airport and related industrial users 2% buildings, 98% site	All urban services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	46,205 m^2			Terminal constructed 1962	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Various-steel, concrete, wood frame		Good to very good	30 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC OGD Private			Aviation & related uses - Terminal, offices & maintenance buildings, garages, hangars, storage buildings, etc.	7000

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Beacons & Antennae	Various	Good	Navigational aids
Storage compound		Good	Materials storage
Full Tanks		Good	Fuel and lubricants storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, residential, agricultural	Industrial, residential, agricultural	Low to medium

TRENDS	PLANNED CHANGE
Mixed indus. devel. to the east; residential commercial to south, undevel. north and west	Some expansion to new indus. devel.; no major changes expected other than redevel. of properties and infilling

OPERATION

REQUIREMENTS	ACCESS	PARKING
Located to service Winnipeg; no obstructions or incompatible uses in vicinity of airport	Auto, public transportation	Public employees 450

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Full service to ATB, partial service to Administration Building	Renovations and expansion of the terminal building are currently underway. Runway pavement restoration.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$20.6M (1985)	Not available	Not available	$3,115,769 (1984)

ADDITIONAL INFORMATION

*Note: Boundary adjustments between CFB Winnipeg and the Airport Properties have not been finalized. Therefore, the area of airport property is subject to change.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	40355.6 m^2			1962	None
1	9	8299.8 m^2			1962	None
1	1	7680.0 m^2			1940	Of FHBRO Interest
1	1	4363.7 m^2			1940	Of FHBRO Interest
1	2	390.18 m^2				
9	1				1950 - 1981	None
6	1				1950 - 1978	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Steel, concrete	1985 - 1987	Good	
1	Steel, concrete		Good	
1	Steel		Poor	
1	Steel		Poor	
1	Steel		Good	
9	Woodframe		Good	20 - 35 years
6	Woodframe		Good	15 - 30 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	Airlines Concessions TC, Gov't Agencies			Air terminal bldg. (offices, admin.)(T54)
1	Airlines Credit Union			Offices, admin. (T59)
1	Manitoba Government Midwest Helic TC			Office and hanger (T127)
1	PWA			Hangar (T126)
1	Pace Admin.			Office (T74)
9				Miscellaneous utility and storage buildings
6	TC			Service buildings and fire halls

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 51

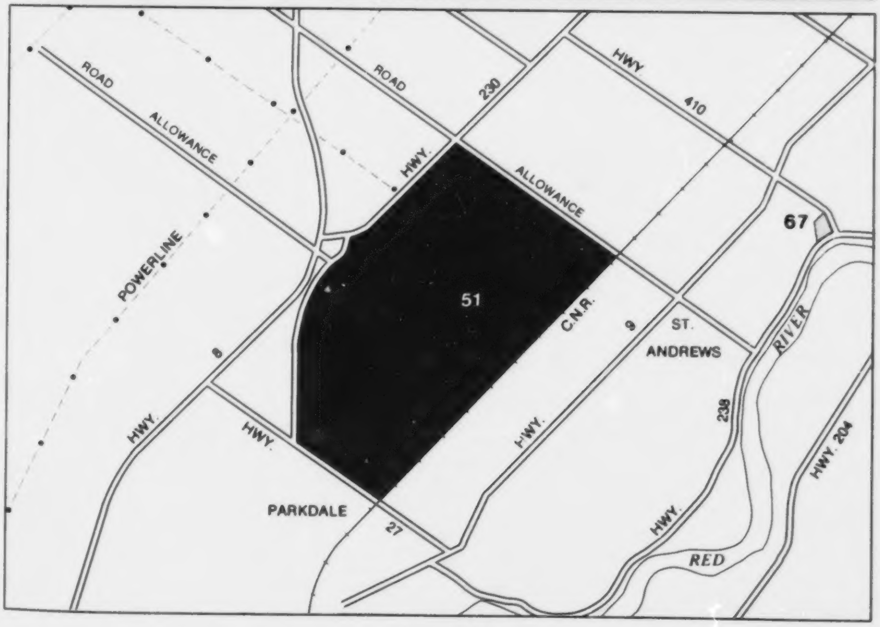
St. Andrews Airport
Aéroport de St. Andrews

Northwest of Winnipeg at Highways 8 and 27 (RM of St. Andrews)
Au nord-ouest de Winnipeg, à l'angle des routes 8 et 27 (M.R. de St. Andrews)

OWNER/PROPRIÉTAIRE
TC/TC

CRPI/RIC
4613043 007 MOTO 12720

STUDY YEAR/ANNÉE D'ÉTUDE
1986


ROAD
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67
51
C.N.R.
9
ST.
ANDREWS
RIVER
8
HWY.
HWY.
HWY.
238
HWY. 204
PARKDALE
27
HWY.
RED

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

SCALE/ÉCHELLE 1:63,360

0 634
m

PROPERTY DESCRIPTION

(51)

TC ST. ANDREWS AIRPORT - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
574.673 ha			1959-79/$461,890

ZONING	PHYSICAL CHARACTERISTICS
A2 - Agricultural Class 2	Level, open site

USE	SERVICES AVAILABLE
Satellite Airport for Winnipeg Less than 1% building, balance is runways and open space	Natural gas, sanitary sewer (lagoon), power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
31	See next page					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
NDB tower Transmitter tower	-	Good	Navigational aids

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A1,A2,A3-Agricultural Rural Indus., RR-Rural Res.	Agricultural, industrial, country residential	Low

TRENDS	PLANNED CHANGE
Increased urbanization to the east of airport property	A development plan for Selkirk & District is in place. This plan outlines future development around the airport.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Rural location in greater Winnipeg area with good transportation links, flat termain, good access	By vehicle	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Consideration being given to providing handicapped services in some maintenance buildings	Rehabilitation of access road - $600,000 1986/87 Runway rehabilitation 1988-90

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$406,481 (1985/86)	$48,025 (1985/86)	$1,980-2,475/ha (land value)	$39,615 (1985)

ADDITIONAL INFORMATION

There are 66 lots available on airport property for private letting to aircraft users. Of these, 39 are let and 27 are available for letting and development.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
9	1	1252.4 m^2			1958-1980	Not required
1	2	204.4 m^2			1958-1980	Not required
1	5	328.5 m^2			1982	Not required
20	2				1965-1979	Not required

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
9	Wood frame		Fair to good	20-25 years
1	Metal	Renovated, new cladding 1984	Good	20 years
1	Concrete		Very good	48 years
20	Metal clad		Fair to good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE
9	TC			Maintenance, storage, shop buildings, garages, residence, service buildings
1	TC			Operations building, (old tower)
1	TC			New tower
20	Private hangars			Aircraft service and maintenance hangars and flying school (these buildings are privately owned; land is leased from TC)

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 52

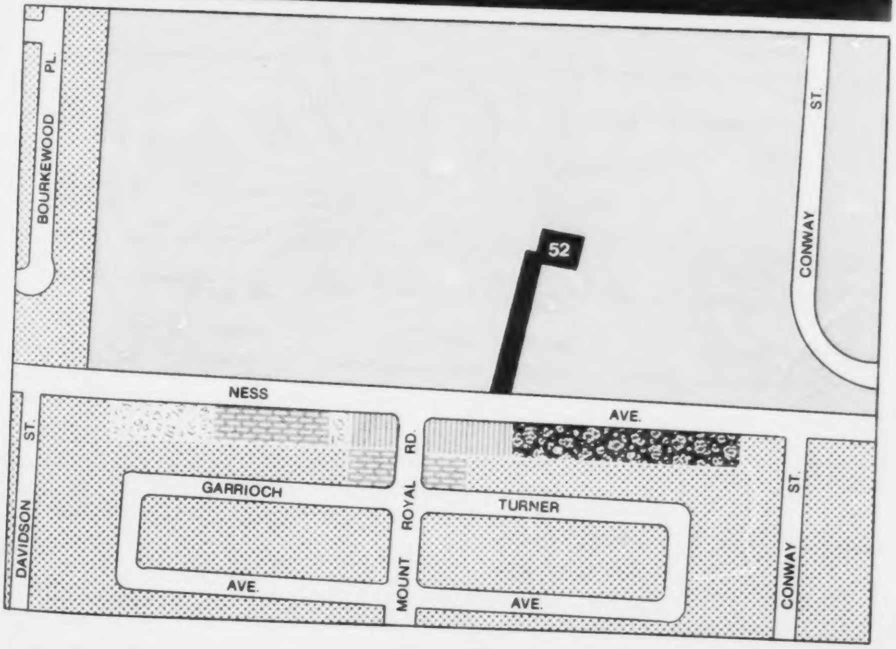
ILS Middle Marker (T84)
Radioborne intermédiaire ILS (T84)

Ness Avenue and Mount Royal Road, Winnipeg
Avenue Ness et chemin Mount Royal, Winnipeg

OWNER PROPRIÉTAIRE
TC/TC

CRPI RIC:
Not in the CRPI/Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986


BOURKEWOOD PL.
CONWAY ST.
52
NESS
AVE.
DAVIDSON ST.
GARRIOCH AVE.
MOUNT ROYAL RD.
TURNER AVE.
CONWAY ST.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▭
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▒
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION (52) TC ILS MIDDLE MARKER (T84) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.28 ha	Various	Part of River Lots 18, 19 ITM Parish of St. James EPM	1948/not available

ZONING	PHYSICAL CHARACTERISTICS
M2 - Industrial	Level, grassy site

USE	SERVICES AVAILABLE
0.5% building, 95.5% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	16 m^2			1949 (e)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame & siding	None	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			ILS Equipment Building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1-5 Res., M2 Industrial, C Commercial, PR Park & Rec.	Residential, commercial, park, recreational	Low

TRENDS	PLANNED CHANGE
Stable residential area, some infill development	Silver Ave. is to be upgraded to relieve traffic on Portage and Ness

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	By foot, vehicle, public transportation	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$120

ADDITIONAL INFORMATION

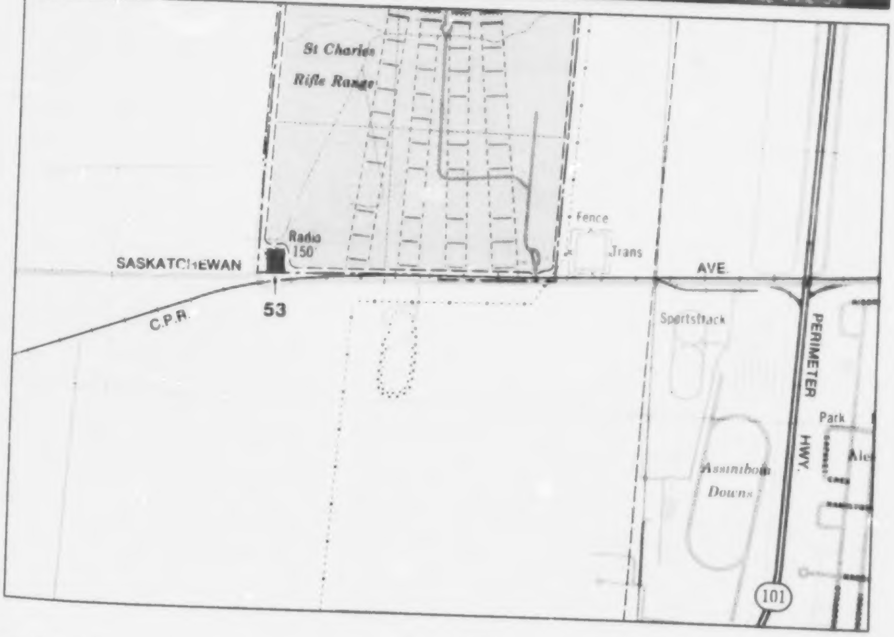
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 53

TC High Power NDB (T87)
Phare non directionnel de haute puissance (T87)

Saskatchewan Avenue, West of Perimeter Highway , Winnipeg
Avenue Saskatchewan, à l'ouest de la route Perimeter , Winnipeg

OWNER/PROPRIÉTAIRE	TC/TC
CRPI RIC:	4611040 014 MOT0 12607
STUDY YEAR/ANNÉE D'ÉTUDE	1986


St Charles
Rifle Range
Radio
150'
Fence
Trans
SASKATCHEWAN
AVE.
53
C.P.R.
Sportstrack
PERIMETER
HWY.
Park
Assiniboia
Downs
101

SCALE/ÉCHELLE 1:25,000

0 250
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

PROPERTY DESCRIPTION

(53)

TC HIGH POWER NDB (T87) - WINNIPEG

SITE

AREA 2.32 ha	**DIMENSIONS** 152.4 m x 152.4 m	**LEGAL DESCRIPTION** Part of Plan 6117 WLTO in RL 85 & 86 OTM, Parish of St. Charles	**ACQUISITION DATE/COST** 1967/*

ZONING A - Agricultural	**PHYSICAL CHARACTERISTICS** Level site, no tree cover
USE .1% building, 99.9% site	**SERVICES AVAILABLE** Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	35.1 m^2			1969	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Masonry block brick facade		Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			Aircraft navigational equipment building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Antenna tower - steel	Height 22 m	Good	Communications

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural	Agricultural	Very low

TRENDS	PLANNED CHANGE
Rural agricultural area	Will remain rural

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	By vehicle	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	None	Not available	Building only $540 (1985)

ADDITIONAL INFORMATION

Note this site is at the south west corner of the St. Charles Rifle Range property (Site 43)

*Property was transferred from ND to TC at no cost.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 54

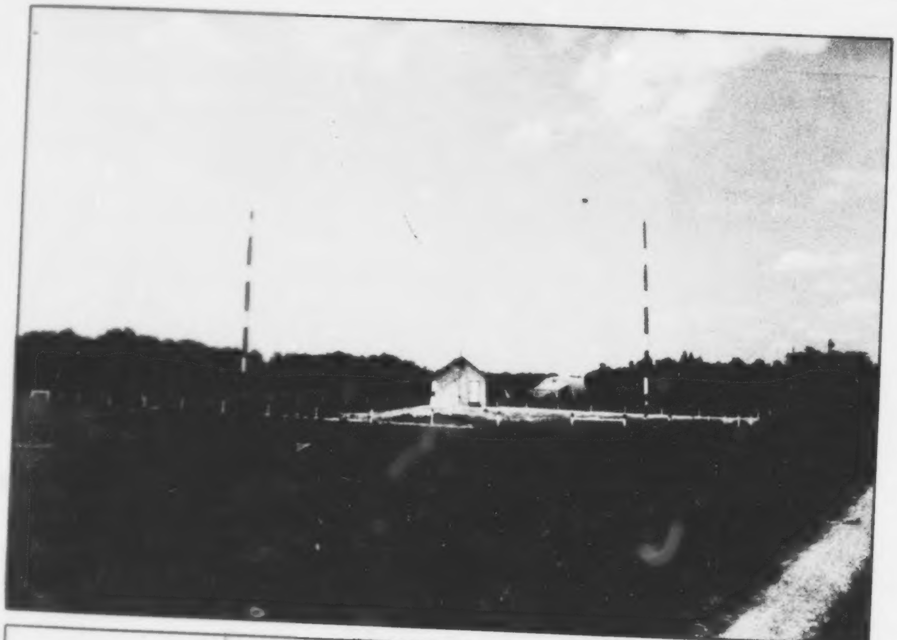
ILS Outer Marker (T80)
Radioborne extérieure ILS (T80)

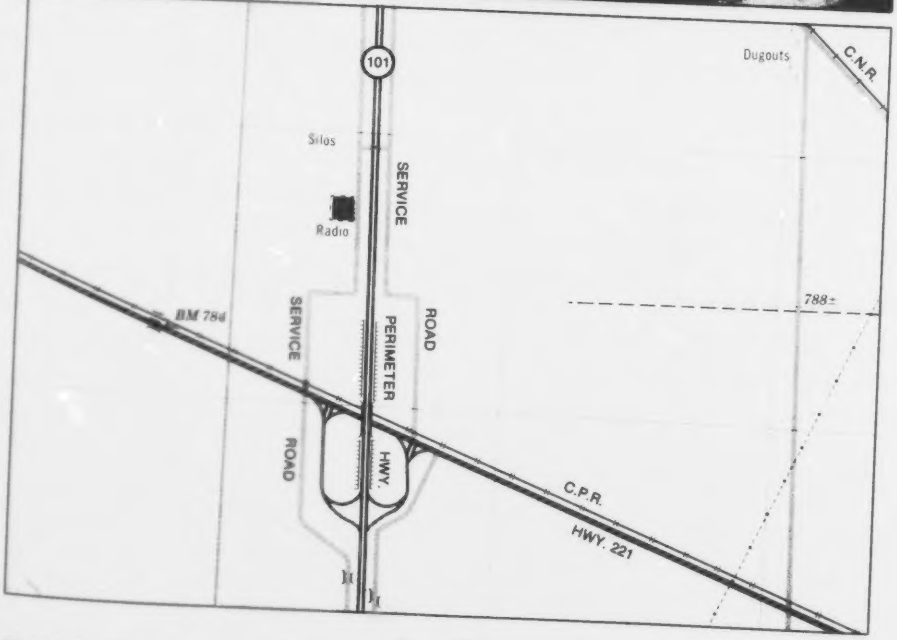
West side of Perimeter Highway, North of CPR (RM of Rosser)
Côté ouest de la route Perimeter, au nord de la ligne CP (M.R. de Rosser)

OWNER/PROPRIÉTAIRE
TC/TC

CRPI/RIC:
Not in the CRPI/Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986




101
Dugouts
C.N.R.
Silos
SERVICE
Radio
SERVICE
ROAD
BM 784
788±
PERIMETER
ROAD
HWY.
C.P.R.
HWY. 221

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░

SCALE/ÉCHELLE 1:25,000

0 250

PROPERTY DESCRIPTION

(54)

TC ILS OUTER MARKER (T80) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.37 ha	60.96 x 60.96	Portion of NW¼ Sec. 2 - Tp. 12 - R2 EPM	1960/Land exchange with Manitoba

ZONING	PHYSICAL CHARACTERISTICS
AL - Limited Agricultural (controls livestock industry)	Level site adjacent to perimeter highway

USE	SERVICES AVAILABLE
.5% structure, 99.5% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	19 m^2	-	-	1961 (e)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame		Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	-	-	Aircraft navigational equipment building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Antenna support poles	Height 15 m	Good	Communications

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A-80 - Agricultural AL - Agricultural	Agricultural	Low

TRENDS	PLANNED CHANGE
Rural area	No changes

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	Vehicle	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

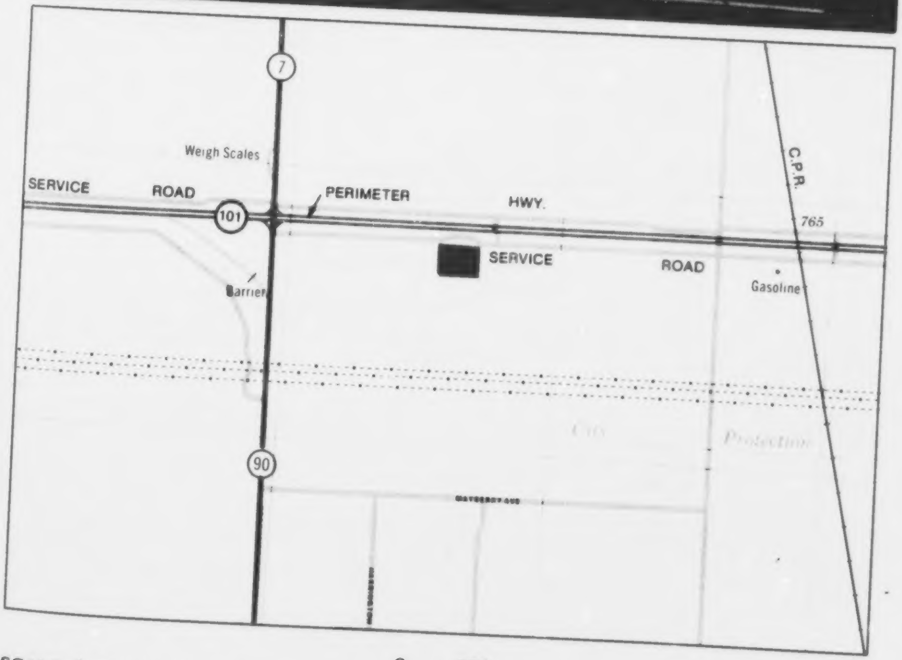
OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$325 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

	Site 55
ILS Back Beam Marker (T86) **Radioborne arrière ILS (T86)**	
Perimeter Highway, East of Highways 7 and 90 (RM of Rosser) Route Perimeter à l'est des routes 7 et 90 (M.R. de Rosser)	

OWNER/PROPRIÉTAIRE	TC/TC
CRPI/RIC:	4614015 007 MOT0 12735
STUDY YEAR/ANNÉE D'ÉTUDE	


7
Weigh Scales
SERVICE
ROAD
101
PERIMETER
HWY.
C.P.R.
765
SERVICE
ROAD
Gasoline
Barrier
City
Protection
90

SCALE/ÉCHELLE 1:25,000

0 250
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

PROPERTY DESCRIPTION

(55)

ILS BACK BEAM MARKER (T86) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.37 ha	60.96 m x 60.96 m	Portion of SE¼ Sec. 36, Tp. 11 - R1 EPM	1968/$500

ZONING	PHYSICAL CHARACTERISTICS
A80 - Agricultural (32.37 ha min. parcel size)	Level site above embankment at Highway 101

USE	SERVICES AVAILABLE
1% buildings, 99% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	33.17 m^2			1969 (e)	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame & siding		Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			ILS Equipment Building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Two wooden poles	Height 15 m	Good	Wire antenna supports

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A-80 - Agricultural	Agricultural	Low

TRENDS	PLANNED CHANGE
Rural area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	Vehicle	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$300 (1985)

ADDITIONAL INFORMATION

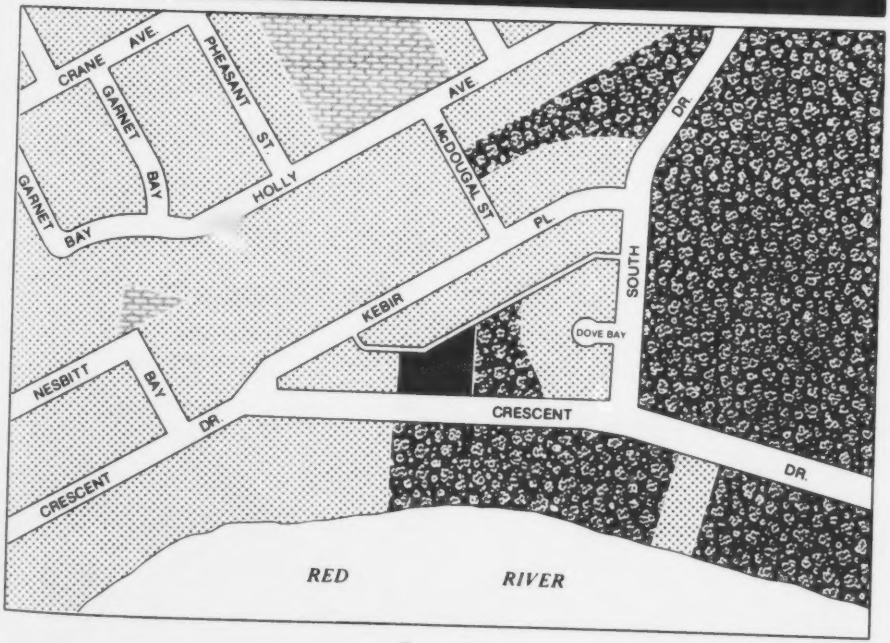
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 56

Outer Marker/NDB
Radioborne extérieure/Phare non directionnel

Crescent Drive , Winnipeg
Promenade Crescent , Winnipeg

OWNER PROPRIÉTAIRE	TC/TC
CRPI RIC	4611040 011 MOTO 12571
STUDY YEAR ANNÉE D'ÉTUDE	1986


CRANE AVE.
PHEASANT ST.
GARNET BAY
GARNET BAY
HOLLY AVE
McDOUGAL ST.
SOUTH DR.
KEBIR PL.
DOVE BAY
NESBITT BAY
CRESCENT DR.
CRESCENT DR.
RED RIVER

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

TC OUTER MARKER NDB - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.28 ha	62.75 m x 42.27 m (mean)	Lots 9, 10, 11 & 12, Block 23, Plan 6159 WLTO	1956/$7210

ZONING	PHYSICAL CHARACTERISTICS
PR - Park and Recreation	Level, fenced site in residential area

USE	SERVICES AVAILABLE
.1% Buildings - 99.9% Site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	22.76 m^2			1957 (e)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame & siding		Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			Aircraft navigational equipment building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 antenna poles	Height 15 m	Good	Communications

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1-5.5 Single family residential	Residential, recreational, cemetary	Low

TRENDS	PLANNED CHANGE
Stable residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	Vehicle, foot, public transportation	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not require	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	None	Not available	$2,375 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 57

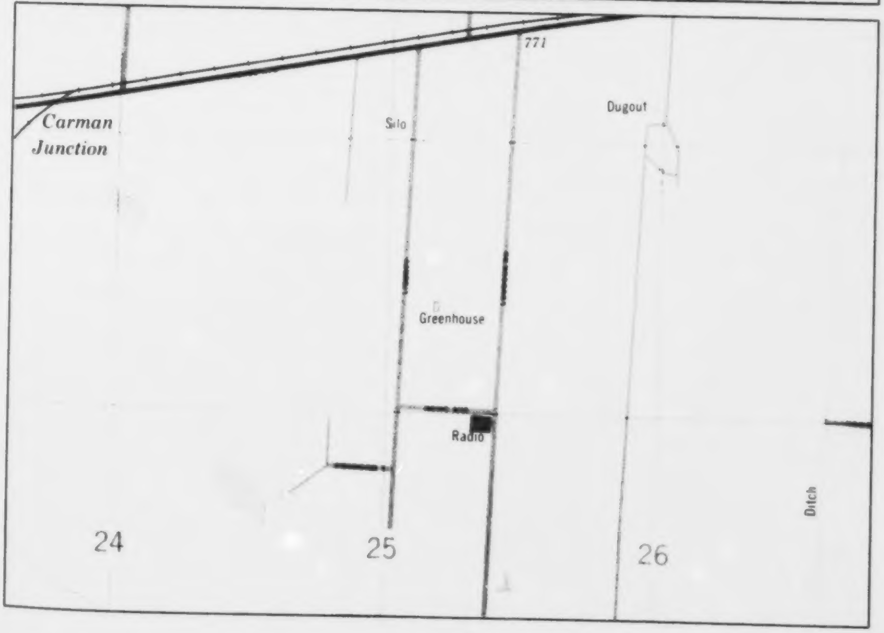
Outer Marker (T85)
Radioborne extérieure (T85)

Howe Avenue and London Road , Winnipeg
Avenue Howe et chemin London , Winnipeg

OWNER/PROPRIÉTAIRE
TC/TC

CRPI/RIC:
4611040 009 MOT0 12605

STUDY YEAR/ANNÉE D'ÉTUDE
1986


771
Carman Junction
Silo
Dugout
Greenhouse
Radio
Ditch
24
25
26

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

SCALE/ÉCHELLE 1:25,000

0 250
m

PROPERTY DESCRIPTION

(57)

TC OUTER MARKER (T85) - WINNIPEG

SITE

AREA 0.21 ha	**DIMENSIONS** 45.72 m x 45.72 m	**LEGAL DESCRIPTION** Ptn. Lot 36, Block 11, Pl. 1797 WLTO RL 32, Parish of St. Charles EPM	**ACQUISITION DATE/COST** 1948/$75
ZONING A - Agriculture		**PHYSICAL CHARACTERISTICS** Level, fenced site	
USE 1.5% structure, 98.5% site			**SERVICES AVAILABLE** Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	33.2 m^2			1948	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame & siding		Good	10 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			NDB equipment building	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 wood poles	Height 6 m	Good	Wire antenna supports

SURROUNDING AREA

ZONING A-5 Ag., M-1 Indus., M - Un-serviced, A Agricultural	**LAND USE** Acreage residential, industrial, agricultural	**DENSITY** Low
TRENDS Marginal mixed use (res.-Indus.) cluster; slow growth not particularly desirable location	**PLANNED CHANGE** * See below	

OPERATION

REQUIREMENTS This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical	**ACCESS** By vehicle	**PARKING** Adequate for servicing facility
HANDICAPPED SERVICES Not required	**PLANNED ACTIVITIES** None	

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$533 (1985)

ADDITIONAL INFORMATION

* This area is designated as rural and City tries to discourage its growth and development. No municipal services will be available for at least 20 years.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 58

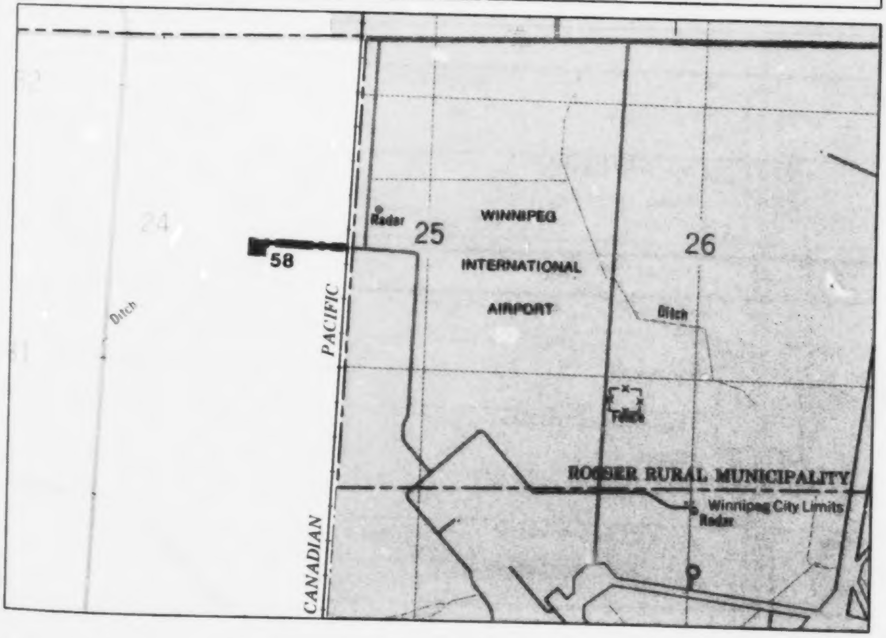
ILS Middle Marker (T79)
Radioborne intermédiaire ILS (T79)

West of Winnipeg International Airport , Winnipeg
À l'ouest de l'aéroport international de Winnipeg , Winnipeg

OWNER PROPRIÉTAIRE
TC/TC

CRPI RIC:
4611040 014 MOT0 12608

STUDY YEAR ANNÉE D'ÉTUDE
1986


24
58
Ditch
Radar
25
WINNIPEG
INTERNATIONAL
AIRPORT
26
Ditch
PACIFIC
CANADIAN
Fence
ROSSER RURAL MUNICIPALITY
Winnipeg City Limits
Radar

SCALE/ÉCHELLE 1:25,000

0 250

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	░
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION (58) TC ILS MIDDLE MARKER (T79) - WINNIPEG

SITE

AREA 1.25 ha	**DIMENSIONS** Irregular	**LEGAL DESCRIPTION** Part of Lots 5, 6, 7, Plan 450, Part of RL 12 (Parcel 1,2, Plan 7054 WLTO)	**ACQUISITION DATE/COST** 1959/$2,800

ZONING A - Agricultural	**PHYSICAL CHARACTERISTICS** Level site adjacent to airport
USE .2% building, 99.8% site	**SERVICES AVAILABLE** Municipal services 3 km to south

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	18.8 m^2			1960 (e)	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame		Good	10 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			ILS equipment building	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A - Agricultural M-2 Industrial	Agricultural, airport lands	Low

TRENDS	PLANNED CHANGE
Rural/agricultural area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility functions as an instrument landing navigational aid beacon. Location vis à vis the runway is critical, a large buffer area is required	Vehicle	Adequate for servicing facility

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$261 (1985)

ADDITIONAL INFORMATION

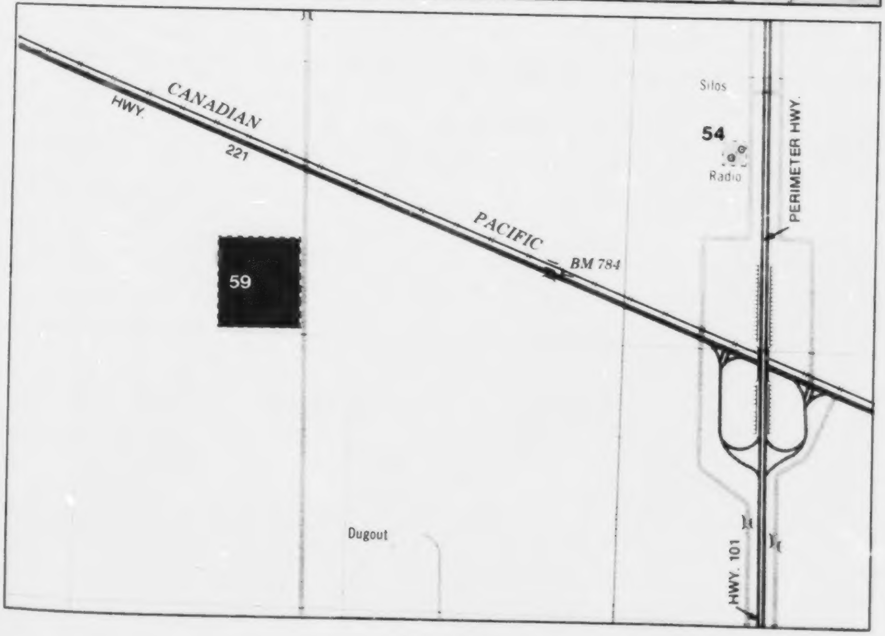
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 59

Transmitter Site (T93)
Émetteur (T93)

West of Perimeter Highway, South of Highway 221 (RM of Rosser)
À l'ouest de la route Perimeter, au sud de la route 221 (M.R. de Rosser)

OWNER/PROPRIÉTAIRE	TC/TC
CRPI/RIC:	4614015 007 MOT0 12736
STUDY YEAR/ANNÉE D'ÉTUDE	1986


CANADIAN
HWY.
221
PACIFIC
BM 784
59
Silos
54
Radio
PERIMETER HWY.
HWY. 101
Dugout

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□

SCALE/ÉCHELLE 1:25,000

0 250
m

PROPERTY DESCRIPTION

(59)

TC TRANSMITTER (T93) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
9.29 ha	304.8 m x 304.8 m	Ptn. NE¼ Sec. 26 - Tp. 11 - Rge. 1 EPM	1960/$6,000

ZONING	PHYSICAL CHARACTERISTICS
A-80 Agricultural (32.37 ha min. parcel size)	Lev l site

USE	SERVICES AVAILABLE
Less than 1% building, 99% site	Power, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	232 m^2			1978	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	None	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC			Houses transmitter equipment	6

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
4 steel antenna towers	Height 23 m	Good	Antennae

SURROUNDING AREA

ZONING	LAND USE	DENSITY
A80 - Agricultural	Agricultural	Low

TRENDS	PLANNED CHANGE
Rural area	None planned

OPERATION

REQUIREMENTS	ACCESS	PARKING
This facility provides ground to air communications. Location vis à vis the airport runways and terminal is critical	By vehicle	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$3,581 (1985)

ADDITIONAL INFORMATION

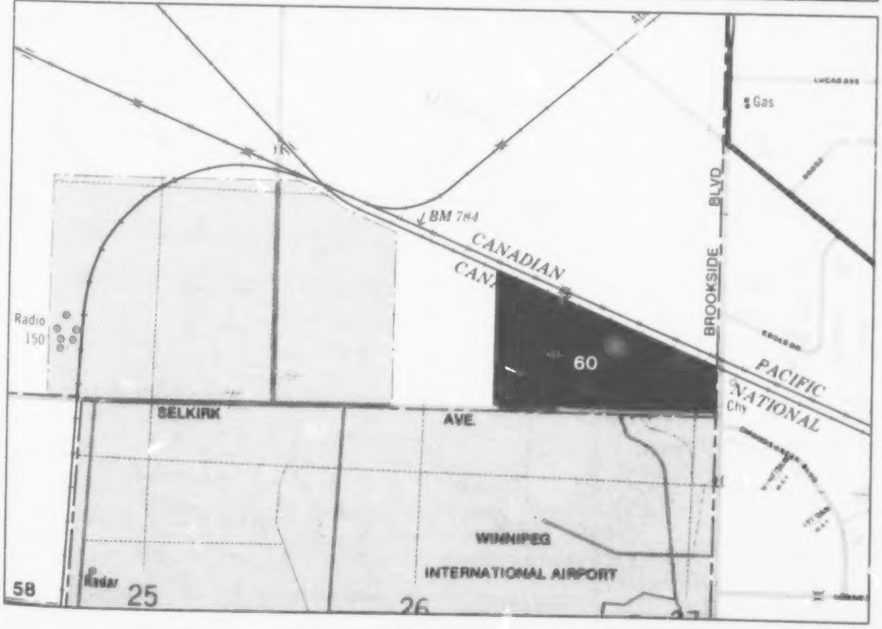
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 60

Vacant Site
Terrain vacant

Selkirk Avenue and Brookside Boulevard, Winnipeg
Avenue Selkirk et boulevard Brookside, Winnipeg

OWNER/PROPRIÉTAIRE	TC/TC
CRPI/RIC	4614015 007 MOTO 12734
STUDY YEAR/ANNÉE D'ÉTUDE	1986


Gas
BM 784
CANADIAN
CAN
BLVD
BROOKSIDE
PACIFIC
NATIONAL
Chy
Radio
150
60
SELKIRK
AVE.
WINNIPEG
INTERNATIONAL AIRPORT
Radar
58
25
26

SCALE/ÉCHELLE 1:25,000

0 250

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

PROPERTY DESCRIPTION

(60)

TC VACANT SITE - WINNIPEG

SITE

AREA 25.50 ha	**DIMENSIONS** Irregular	**LEGAL DESCRIPTION** Part of SE¼ Sec. 22, Tp. 11, Rge. 2 EPM & Parcels 1 to 4, Plan 9553 WLTO	**ACQUISITION DATE/COST** 1967-1973/$47,115

ZONING AL - Limited Agricultural (controls livestock industry)	**PHYSICAL CHARACTERISTICS** Level, grassed site
USE North of Winnipeg Airport 100% vacant site - no structures	**SERVICES AVAILABLE** Municipal services from Brookside Blvd.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING M1-Industrial, C3H-Comm. PR-Park, AL-Agricultural	**LAND USE** Airport land, industrial, commercial, parkland	**DENSITY** Low to medium

TRENDS Gradual development of industrial/commercial both serviced & unserviced	**PLANNED CHANGE** Future industrial area planned north of Hwy. 221

OPERATION

REQUIREMENTS Runway expansion	**ACCESS** By vehicle	**PARKING** None provided

HANDICAPPED SERVICES Not required	**PLANNED ACTIVITIES** None

OPERATING EXPENSES Minimal	**GROSS INCOME** None	**CURRENT VALUE** $160,000 estimate	**GRANT IN LIEU OF TAXES** $1,495 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 61

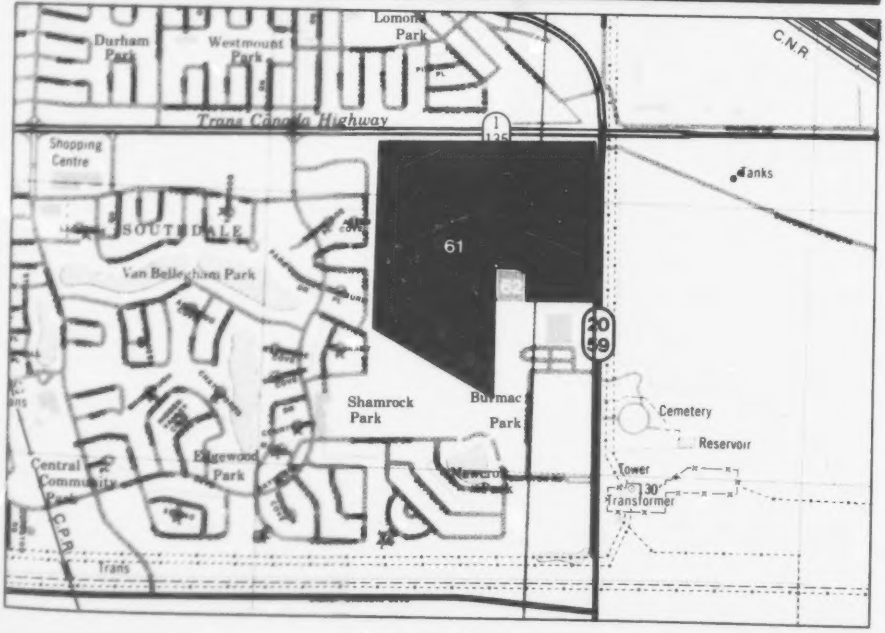
Winnipeg Mint
Monnaie royale canadienne

Trans-Canada Highway and Lagimodiere Boulevard, Winnipeg
Route Transcanadienne et le boulevard Lagimodière, Winnipeg

OWNER/PROPRIÉTAIRE
RCM/MRC

CRPI/RIC:
4611040 008 MNT0 24232

STUDY YEAR/ANNÉE D'ÉTUDE
1986


Durham Park
Westmount Park
Lomond Park
C.N.R.
Trans Canada Highway
1
135
Shopping Centre
Tanks
SOUTHDALE
61
62
Van Belleghem Park
20
59
Shamrock Park
Burmac Park
Cemetery
Reservoir
Central Community Park
Edgewood Park
Newcroft Park
Tower
30
Transformer
C.P.R.
Trans

SCALE/ÉCHELLE 1:25,000

0 250
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

PROPERTY DESCRIPTION

RC MINT - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
58.32 ha	Irregular	Parcel 2 Plan 12216 WLTO and Part of Parcel B Plan 12,374 WLTO	1972/Not available

ZONING	**PHYSICAL CHARACTERISTICS**
A1 - Agriculture	Large site in suburban area; contains holding ponds for storm water storage, and wooded terrain.
USE	**SERVICES AVAILABLE**
2% building, 98% site, landscaping, ponds	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	5 (multi-level)	14864 m^2			1976	None

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Precast concrete and glass panels		Very good	30 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	RC Mint			Minting of domestic and foreign coinage	169

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
C2-Comm., R-1,R3-Res. PR-Parks, MP-1,M3 Indus.	Residential, industrial, commercial park, vacant	Low

TRENDS	**PLANNED CHANGE**
Area still undergoing development in residential, commercial, industrial	Industrial development proposed to the east; residential subdivisions planned south of Navin Road

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Large site for coinage operation; attractive setting for image, public relations and tourist viewing	By vehicle	175 staff 100 visitors

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
Elevator and washroom for handicapped users included in original design; front and rear ramps added 1981	Site being studied for possible excess portions

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
1986 Estimate $569,000	None	Not available	$496,088 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 62

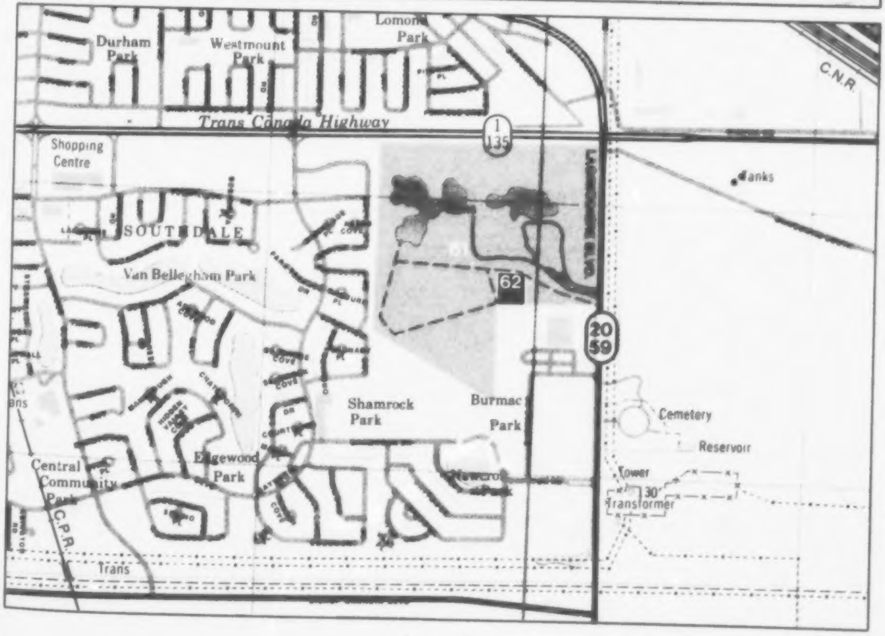
New Lab Site
Emplacement du nouveau laboratoire de SBSC

Lagimodiere Boulevard and Trans-Canada Highway , Winnipeg
Boulevard Lagimodière et route Transcanadienne , Winnipeg

OWNER/PROPRIÉTAIRE
NHW/SBSC

CRPI/RIC
Not in the CRPI/Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986


Durham Park
Westmount Park
Lomond Park
C.N.R.
Trans Canada Highway
1
135
Shopping Centre
SOUTHDALE
Van Belleghem Park
Lagimodiere Blvd.
Tanks
62
20
59
Shamrock Park
Burmac Park
Cemetery
Reservoir
Central Community Park
Edgewood Park
Tower
30
Transformer
C.P.R.
Trans

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▨

SCALE/ÉCHELLE 1:25,000

0 250
m

PROPERTY DESCRIPTION

(62)

HWC NEW LAB SITE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.711 ha	94 m x 184.7 m	Parcel A Plan 19704 WLTO	1986/$197,500

ZONING	PHYSICAL CHARACTERISTICS
A1 - Agriculture	Open site, level terrain

USE	SERVICES AVAILABLE
Vacant at present, proposed HPB lab facility	All municipal services in vicinity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1 R3 Residential, PR Parks MP1 - Industrial	Industrial, commercial, residential, parks	Low

TRENDS	PLANNED CHANGE
Area still undergoing development	Infill of residential, industrial, and commercial development on surrounding vacant lands

OPERATION

REQUIREMENTS	ACCESS	PARKING
Industrial location, good buffer area, away from residential uses, good security	Vehicle	Proposed 40 spaces - staff 7 spaces - visitors

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Full handicapped services will be provided in the new building design	Construction of new building is underway

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$400,000 pa (estimate)	None	PWC Appraisal 1986 - $167,000	Application under review

ADDITIONAL INFORMATION

Construction on the new HPB facility is expected to start in September, 1986. Access to the parcel is via an easement through the RCM property.

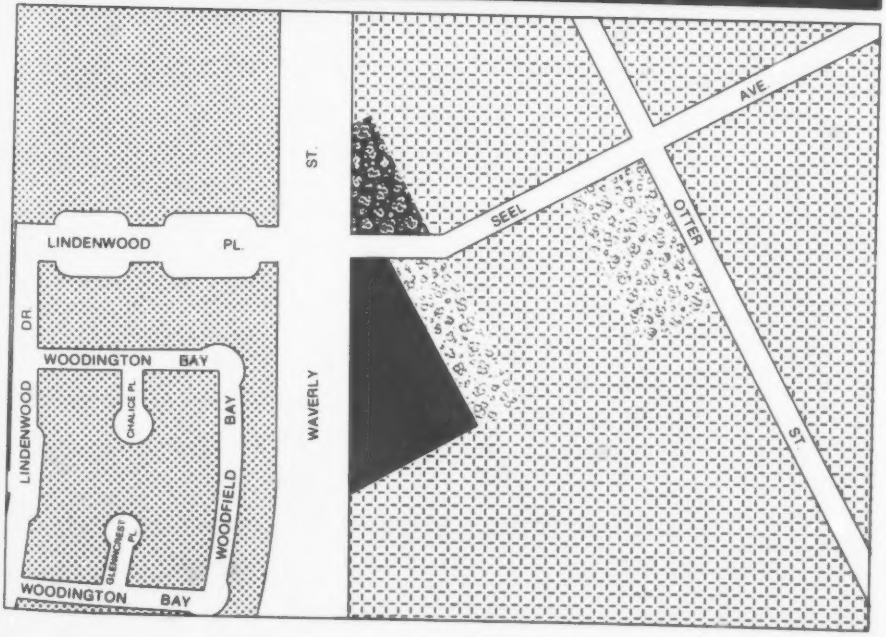
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 63

Former Lab Site
Ancien emplacement du laboratoire de SBSC

Waverly Street and Seel Avenue, Winnipeg
Rue Waverly et avenue Seel, Winnipeg

OWNER/PROPRIÉTAIRE	NHW/SBSC
CRPI/RIC	4611040 011 NHW1 31125
STUDY YEAR/ANNÉE D'ÉTUDE	1986


ST.
WAVERLY
LINDENWOOD
PL.
DR.
WOODINGTON
BAY
CHALICE PL.
BAY
WOODFIELD
LINDENWOOD
GLENNCREST PL.
WOODINGTON
BAY
SEEL
AVE
OTTER
ST

SCALE/ÉCHELLE 1:5,700

0 57
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	⊞
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▦
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION

(63)

HWC FORMER LAB SITE - WINNIPEG

SITE

AREA 1.316 ha	**DIMENSIONS** Irregular	**LEGAL DESCRIPTION** Lot 1, Block 5, Plan 15987 WLTO	**ACQUISITION DATE/COST** 1984/$370,000

ZONING MP3 - Industrial	**PHYSICAL CHARACTERISTICS** Level site
USE Vacant site	**SERVICES AVAILABLE** All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING Industrial, residential	**LAND USE** Residential, industrial	**DENSITY** Low

TRENDS Newly developed residential area, mature industrial district	**PLANNED CHANGE** Infill of industrial development on vacant sites

OPERATION

REQUIREMENTS No HWC requirement	**ACCESS** By vehicle	**PARKING** None required

HANDICAPPED SERVICES None required	**PLANNED ACTIVITIES** PWC has declared property excess

OPERATING EXPENSES Minimal	**GROSS INCOME** None	**CURRENT VALUE** $370,000 1986 (estimate)	**GRANT IN LIEU OF TAXES** $291 (1985)

ADDITIONAL INFORMATION

This property is to be declared excess to NHW requirements and sold as part of the National Property Disposal Program.

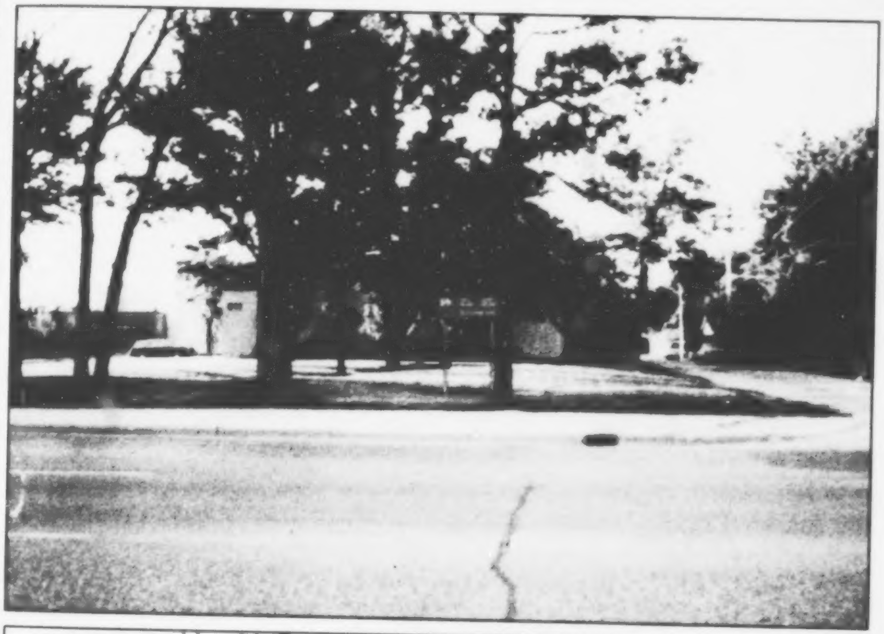
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

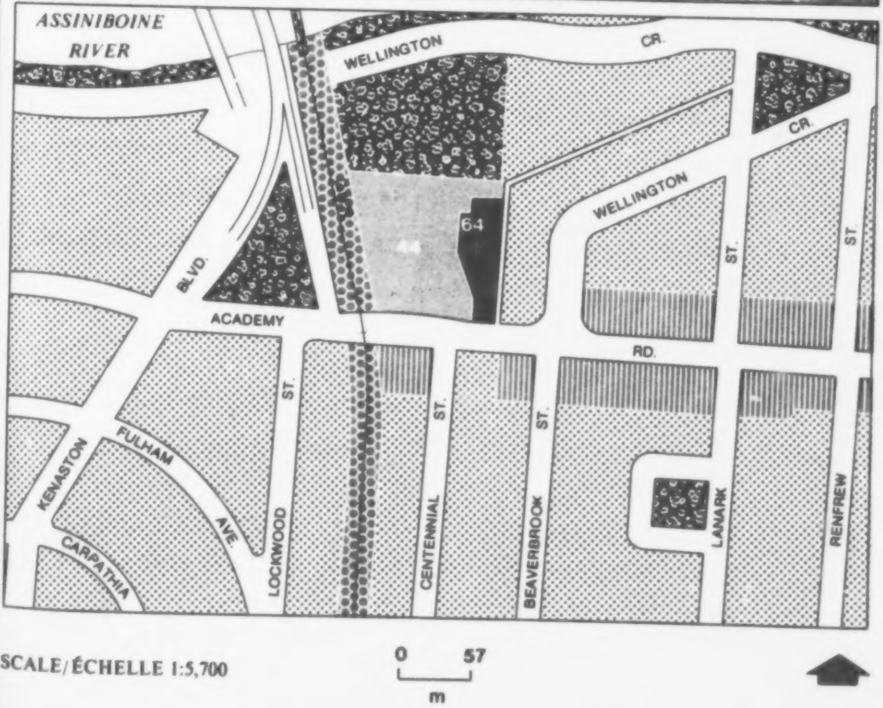
Site 64

Historic Resources Research Centre
Centre de recherches des ressources historiques

621 Academy Road , Winnipeg
621, chemin Academy , Winnipeg

OWNER/PROPRIÉTAIRE	Parks/Parcs
CRPI/RIC:	4611040 009 DOE2 12570
STUDY YEAR/ANNÉE D'ÉTUDE	1986




ASSINIBOINE
RIVER
WELLINGTON
CR.
CR.
WELLINGTON
64
BLVD.
ACADEMY
RD.
ST.
ST.
ST.
ST.
ST.
KENASTON
FULHAM
AVE
CARPATHIA
LOCKWOOD
CENTENNIAL
BEAVERBROOK
LANARK
RENFREW
0
57
m

SCALE/ÉCHELLE 1:5,700

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▨
AGRICULTURE	AGRICULTURE	☐

PROPERTY DESCRIPTION (64) Parks - HISTORIC RESOURCES RESEARCH CENTRE - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.03 ha	Irregular	Pt. of Parcel C, Plan 17079 WLTO RL 60, Parish of St. Boniface	1976/*

ZONING	PHYSICAL CHARACTERISTICS
R-1 Residential (single family) R-3 Residential (multi family)	Narrow, level, treed site near Assiniboine River bank

USE	SERVICES AVAILABLE
40% structure, 60% site	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	1,062 m^2		1,029 m^2	1956	None
1	2	280 m^2		196 m^2	1918	Of FHBRO interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	1978 new heating system & fit-ups 125,000	Fair	25 years
1	Brick & stone		Very poor (dilapidated)	0

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Parks			Archeology lab facility	10
1	Parks			Storage building (old school)	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R-1 Residential (sin. fam.) R-3 Residential (mul. fam.)**	Residential, commercial, open space	Low

TRENDS	PLANNED CHANGE
River Heights adjacent to property is a prime residential area	Some commercial upgrading is occurring along Academy Road (specialized shops)

OPERATION

REQUIREMENTS	ACCESS	PARKING
Specialized building with office, lab & storage space having proper temperature and humidity controls and loading facilities	Foot, vehicle, public transportation	8 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Archeology Lab Building accessible to handicapped	Renovation of one storey structure, $40,000 - 1988, and demolition of storage building, $10,000 - 1988

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$28,000 (1985/86)	None	Not available	$20,444 (1986)

ADDITIONAL INFORMATION

Site is constricted with difficult access and limited parking.

*transferred from INAC for nominal sum. **C-1 Commercial

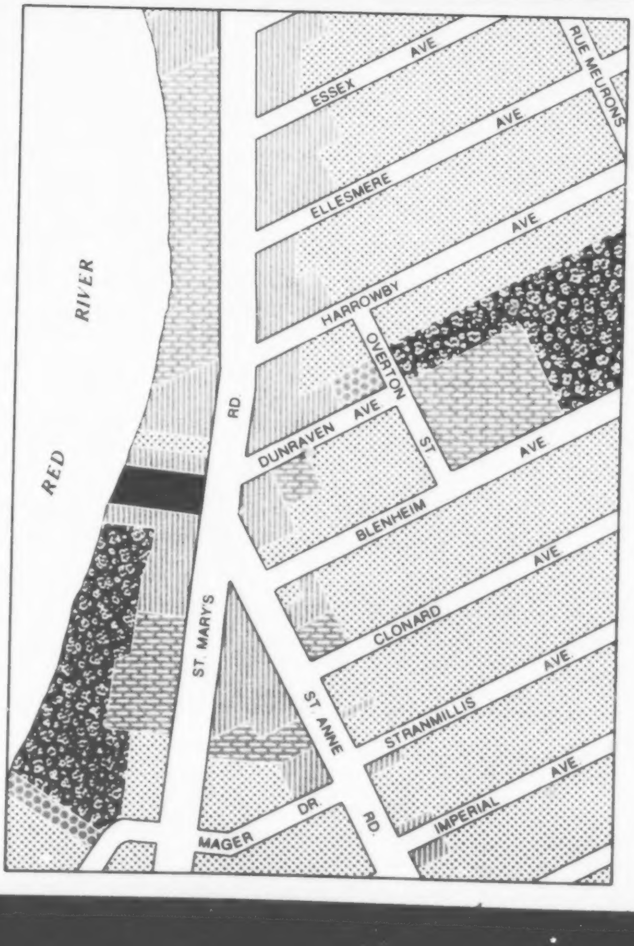
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 65

Artifacts Workshop
Atelier des artefacts

578 St. Mary's Road , Winnipeg
578, chemin St. Mary's , Winnipeg

OWNER PROPRIÉTAIRE	Parks/Parcs
CRPI RIC	4611040 008 DOE2 12540
STUDY YEAR/ANNÉE D'ÉTUDE	1986


RUE MEURONS
ESSEX AVE
ELLESMERE AVE
HARROWBY AVE
OVERTON ST
DUNRAVEN AVE
BLENHEIM AVE
CLONARD AVE
STRANMILLIS AVE
IMPERIAL AVE
MAGER DR.
ST. MARY'S RD
ST. ANNE RD.
RED RIVER

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	☐

0 57
m

SCALE/ÉCHELLE 1:5,700

PROPERTY DESCRIPTION

Parks ARTIFACTS WORKSHOP - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
0.25 ha	35.97 m x 57.50 m	Pt. of Lot 16&17 of RL 106 & 107 in Parish of St. Boniface Plan 4286 WLTO	1938/$2,000

ZONING	**PHYSICAL CHARACTERISTICS**
C2 - Commercial	Riverbank parcel, treed at rear, slopes toward river Rear portion of property lies within designated floodway zone

USE	**SERVICES AVAILABLE**
10% structure, 90% site	All municipal services

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
1	1	452.4 m^2		433.9 m^2	1938* 1948 addition 1957 structural work	Requires FHBRO review

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**
1	Brick finish	Interior fit-ups	Poor	2 years

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
1	Parks Canada			Artifacts workshop and administrative offices	10

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
R1 - Res. (1 fam.) R3 - Res. (mul. fam.) C2 - Commercial	Residential, institutional, open space, commercial	Low

TRENDS	**PLANNED CHANGE**
Very stable older residential and commercial area	No land use or trans. change planned. Long term proposal for a bridge to cross Red River 8 blocks north of property

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Building with lab facilities, general and chemical storage and office space	By foot, vehicle, public transportation	3 spaces

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
None required	Relocation on approval of funds

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$18,000 (1985/86)	None	Not available	$7,594 (1985)

ADDITIONAL INFORMATION

*This building was originally a post office

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 66

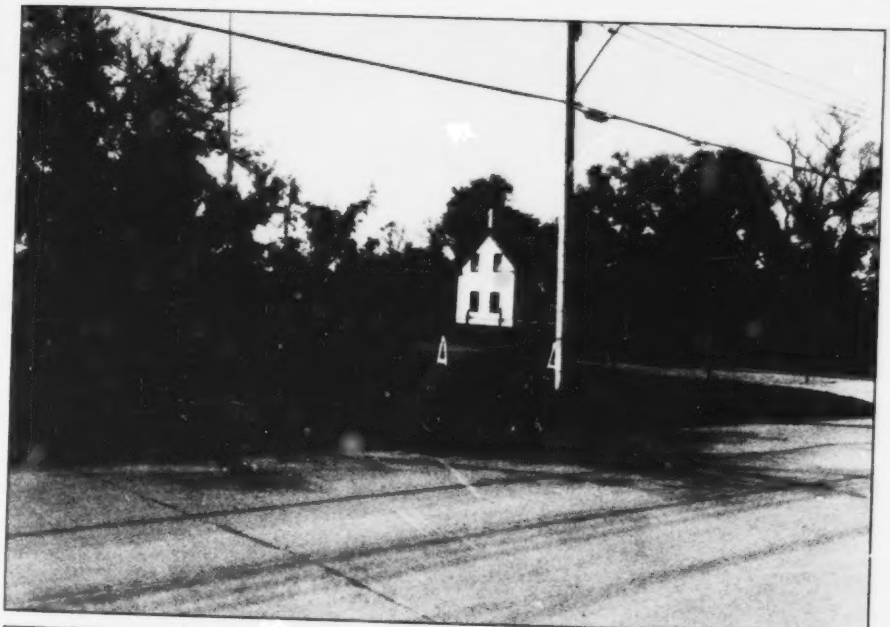
Riel House (NHS)
Maison Riel (LNH)

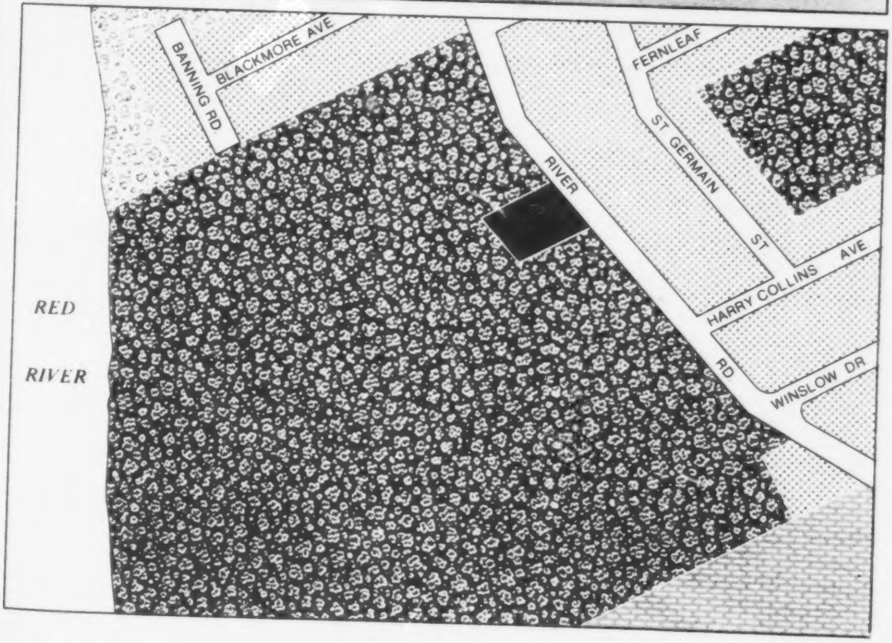
330 River Road , Winnipeg
330, chemin River , Winnipeg

OWNER PROPRIÉTAIRE
Parks/Parcs

CRPI RIC
4611040 008 DOE2 12552

STUDY YEAR/ANNÉE D'ÉTUDE
1986




BLACKMORE AVE
BANNING RD
FERNLEAF
RIVER
ST GERMAIN
ST
HARRY COLLINS AVE
RD
WINSLOW DR
RED
RIVER

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▒
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▤
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

Parks RIEL HOUSE (NHS) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.31 ha	48.89 m x 65.23 m	Pt. of RL 51, Parish of St. Vital Parcel B, Plan 807 WLTO	1976/not available

ZONING	PHYSICAL CHARACTERISTICS
RA - Residential	Riverbank location, some tree cover, generally flat site

USE	SERVICES AVAILABLE
5% building, 95% open space	All municipal services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1½	240 m^2			1800 original constr. 1978 reconstruced	National Historic Site of FHBRO interest
1	1	192 m^2				

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Log cabin with drop siding	1978 (Reconstruction)	Good	30 years
1	Wood frame		Good	30 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	None			Historic site	4 (summer season)
1	None			Public washroom	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Storage building	15 m^2	Good	Equipment storage building

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RA, R1 - residential PR - open space	Residential, parks	Low

TRENDS	PLANNED CHANGE
Stable residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Location at Riel's birthplace	By foot, vehicle, public transportation	20 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Washrooms accessible for handicapped	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$72,000 (1986)	None	Not available	$2,728 (1986)

ADDITIONAL INFORMATION

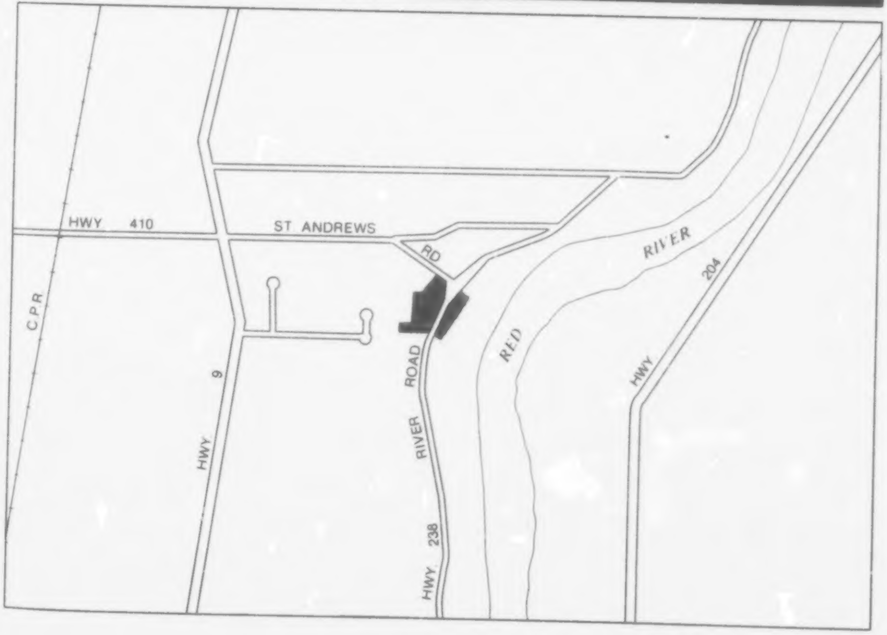
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 67

St. Andrews Rectory
Presbytère St. Andrews

River Road and St. Andrews Road (RM of St. Andrews)
Chemins River et St-Andrews (M.R. de St. Andrews)

OWNER/PROPRIÉTAIRE	Parks/Parcs
CRPI/RIC	Not in the CRPI/Pas dans le RIC
STUDY YEAR/ANNÉE D'ÉTUDE	1986


HWY 410
ST ANDREWS
RD
C.P.R.
HWY 9
RIVER ROAD
HWY 238
RED RIVER
HWY 204

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□

SCALE/ÉCHELLE 1:24,000

0 240
m

PROPERTY DESCRIPTION

Parks ST. ANDREWS RECTORY - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.22 ha approximately	Irregular approximately 160 m x 100 m	Parcel A, B, D	1980/not available

ZONING	PHYSICAL CHARACTERISTICS
RR - Rural residential	Level wooded site along Red River

USE	SERVICES AVAILABLE
5% building, 95% park and open space	Power, telephone, on site sewer and water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	390 m^2				Historic Site
1	1	140 m^2				Of FHBRO Interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Store	1982 Restoration	Excellent	50 years
1	Store	1982 Restoration	Excellent	50 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Parks *	-	-	Rectory building (historic building)	None
1	Parks	-	-	Public washroom, office, storage (annex)	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None	-		

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, institutional	Residential, institutional	Low

TRENDS	PLANNED CHANGE
Expanding country residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Reservation of location of original buildings of St. Andrews Rectory	By foot, vehicle	40 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Handicapped access to main building and washroom	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$25,000 (1986)	$100 pa	Not available	$2,427 (1986)

ADDITIONAL INFORMATION

*Private rental of upper level of rectory building to Minister of St. Andrews Parish pays for utilities and some maintenance work (Occupancy Agreement in effect).

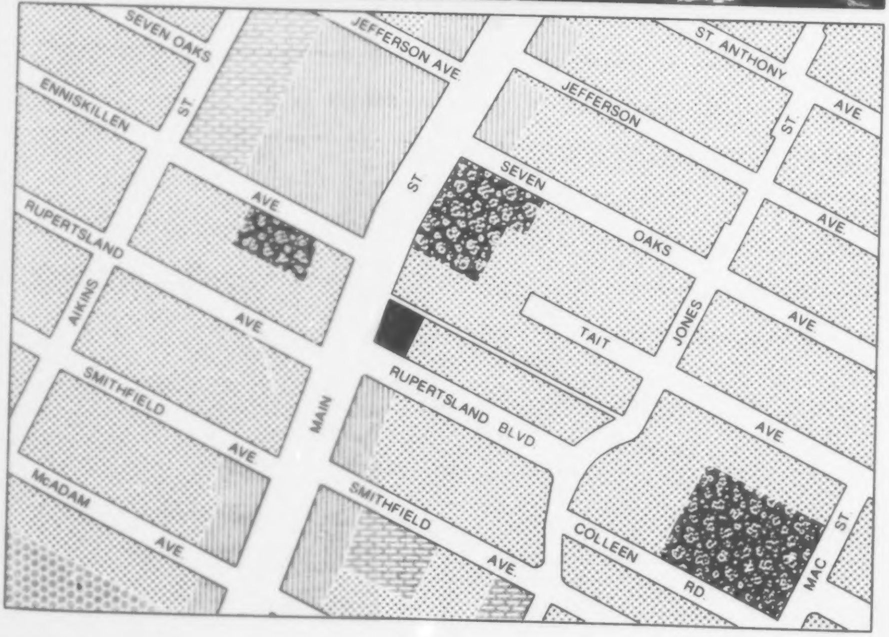
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 68

Battle of Seven Oaks NHS
Bataille de Seven Oaks (Lieu national historique)

Main Street and Rupertsland Boulevard, Winnipeg
Rue Main et boulevard Rupertsland, Winnipeg

OWNER/PROPRIÉTAIRE	Parks/Parcs
CRPI/RIC:	4611040 012 DOE2 12699
STUDY YEAR/ANNÉE D'ÉTUDE	1986


SEVEN OAKS
ST.
JEFFERSON AVE.
ST. ANTHONY
AVE
JEFFERSON
ST.
ENNISKILLEN
AVE
ST
SEVEN
OAKS
AVE
RUPERTSLAND
AIKINS
AVE
TAIT
JONES
AVE
SMITHFIELD
AVE
MAIN
RUPERTSLAND BLVD.
AVE
MCADAM
AVE
SMITHFIELD
AVE.
COLLEEN
RD
MAC
ST

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(68) Parks BATTLE OF SEVEN OAKS (NHS) - WINNIPEG

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	38.35 m x 30 m (mean)	Parcel 1 & 2, RL 6, Parish of Kildonan, Plan 9574 WLTO	1923/not available

ZONING	PHYSICAL CHARACTERISTICS
R1 - Residential	Level site on main thorough face well treed

USE	SERVICES AVAILABLE
100% open except for historical cairn	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Cairn		Good	

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CM, C2 - Commercial R1, R2 - Residential	Residential, commercial, parks	Low to medium

TRENDS	PLANNED CHANGE
Stable commercial and residential area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
This site commemorates the location of historic Battle of Seven Oaks	By foot, vehicle, public transportation	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Minimal	None	Not available	$1,946 (1986)

ADDITIONAL INFORMATION

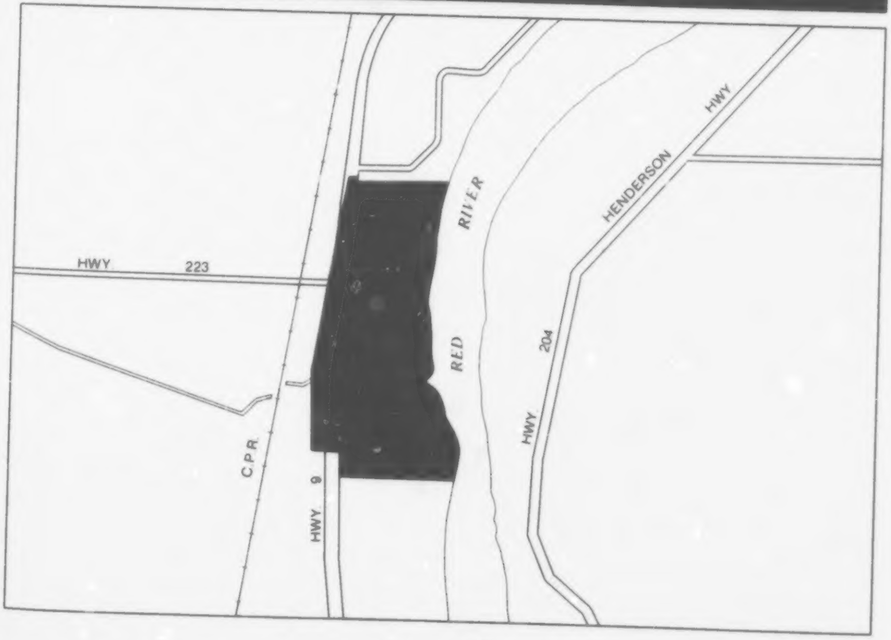
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 69

Lower Fort Garry (NHP)
Parc national historique de Lower Fort Garry

Highway 9 (RM of Rosser)
Route 9 (M.R. de Rosser)

OWNER PROPRIÉTAIRE	Parks/Parcs
CRPI RIC	4613043 007 DOE2 12705
STUDY YEAR ANNÉE D'ÉTUDE	1986


HWY 223
C.P.R.
HWY 9
RED RIVER
HWY 204
HENDERSON HWY

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□

SCALE/ÉCHELLE 1:24,000

0 240
m

PROPERTY DESCRIPTION

(69) Parks LOWER FORT GARRY (NHP) - WINNIPEG

SITE

AREA	**DIMENSIONS**	**LEGAL DESCRIPTION**	**ACQUISITION DATE/COST**
32.8 ha	Irregular	Not available	1951/nominal

ZONING	**PHYSICAL CHARACTERISTICS**
RR - Rural Residential	Level site

USE	**SERVICES AVAILABLE**
5% buildings, 95% site	Power, telephone, independent sewer and water

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
	See Next Page					

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**
					50 -100

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**
Sewage plant		Good	Utilities
Water plant		Good	Utilities

SURROUNDING AREA

ZONING	**LAND USE**	**DENSITY**
Agricultural, country residential	Agricultural, country, residential	Low

TRENDS	**PLANNED CHANGE**
Country, residential development continuing in vicinity	None

OPERATION

REQUIREMENTS	**ACCESS**	**PARKING**
Location at original site of Lower Fort Garry	Vehicle	300 including visitors

HANDICAPPED SERVICES	**PLANNED ACTIVITIES**
All except for some historic structures	Rebuilding of Fort Walls $1.3M (1987-1992) Miscellaneous improvements $200,000

OPERATING EXPENSES	**GROSS INCOME**	**CURRENT VALUE**	**GRANT IN LIEU OF TAXES**
$1.2M (1986)	$135,000	Not available	$37,297 (1986)

ADDITIONAL INFORMATION

Replacement cost of building could be as high as $100,000,000.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	464 m^2			Unknown	Of FHBRO Interest
1	1	9290 m^2			1979	No
1	1	929 m^2			1847 - 50	Of FHBRO Interest
1	2	743 m^2			1847 - 50	Of FHBRO Interest
1	1	9290 m^2			1980	No
6	1-2	1115 m^2			ca/1837	Of FHBRO Interest

#	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Woodframe	1986 $100,000	Excellent	25 years
1	Concrete/wood clad		Good	25 years
1	Woodframe		Excellent	30 years
1	Woodframe		Excellent	30 years
1	Woodframe		Excellent	30 years
6	Stone and wood	Major renovations have been undertaken over the years	Varies but generally good	Indefinitely

#	OCCUPANTS	RENTABLE AREA	TERM	USE
1	Parks			Administrative
1	Parks			Visitor center (100,000/year)
1	Parks			Wood working shop
1	Parks			Rental working shop and storage
1	Parks			Garages, administration offices, workshop
6	Parks			Fort complex, fort bastions, "big house", museums

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 70

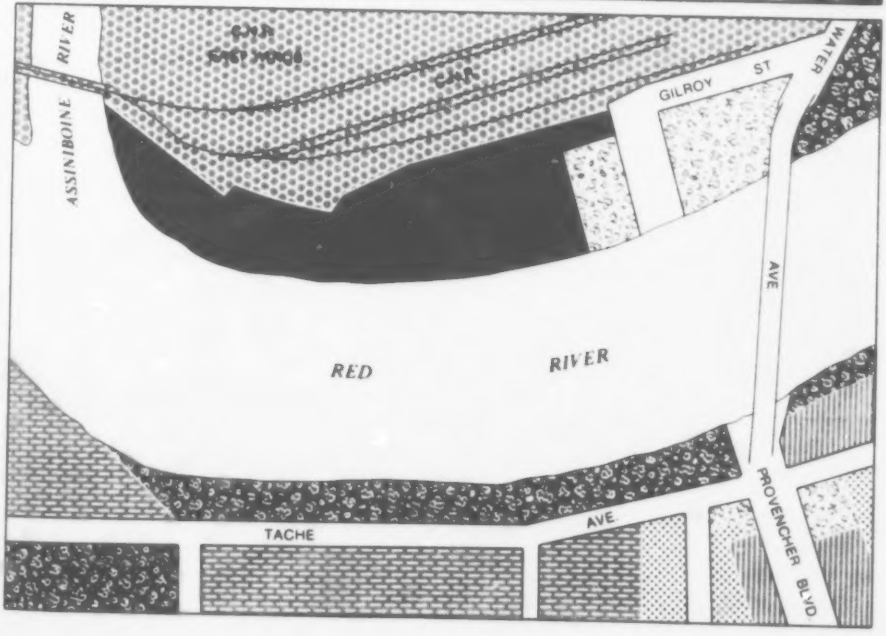
The Forks (NHP)
Parc national historique The Forks

East Yards, South of Water Avenue , Winnipeg
East Yards, au sud de l'avenue Water , Winnipeg

OWNER PROPRIÉTAIRE
Parks/Parcs

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986


ASSINIBOINE RIVER
C.N.R. EAST YARDS
C.N.R.
GILROY ST
WATER
AVE
RED RIVER
PROVENCHER BLVD.
TACHE AVE.

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	▒
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	☐

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(70)

Parks THE FORKS (NHS) - WINNIPEG

SITE

AREA 4.03 ha	**DIMENSIONS** Irregular	**LEGAL DESCRIPTION** In process of being surveyed and described	**ACQUISITION DATE/COST** 1984-86/nominal
ZONING M3- Industrial		**PHYSICAL CHARACTERISTICS** Level site along river bank as the junction of Red and Assiniborne rivers	
USE 100% vacant at present time			**SERVICES AVAILABLE** All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
						National Historic Site - Of FHBRO Interest

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING C4 - Commercial M3 - Industrial	**LAND USE** Transportation, Industrial, commercial	**DENSITY** High - central area
TRENDS Pressure for redevelopment of East Yards area has been building	**PLANNED CHANGE** Parks and office development proposed for East Yards area	

OPERATION

REQUIREMENTS Location for park commemorating beginnings of settlement of Canadian west at junction of Red and Assiniborne		**ACCESS** By foot, vehicle, public transportation	**PARKING** None
HANDICAPPED SERVICES To be provided in future development	**PLANNED ACTIVITIES** Parks and minimal facilities - 1988 - $3.5 Additional development in future - unspecified cost and timing		
OPERATING EXPENSES None	**GROSS INCOME** Expected in future from concessions on property	**CURRENT VALUE** $875,000 (1984) Parks Canada Appraisal	**GRANT IN LIEU OF TAXES** not available

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 71

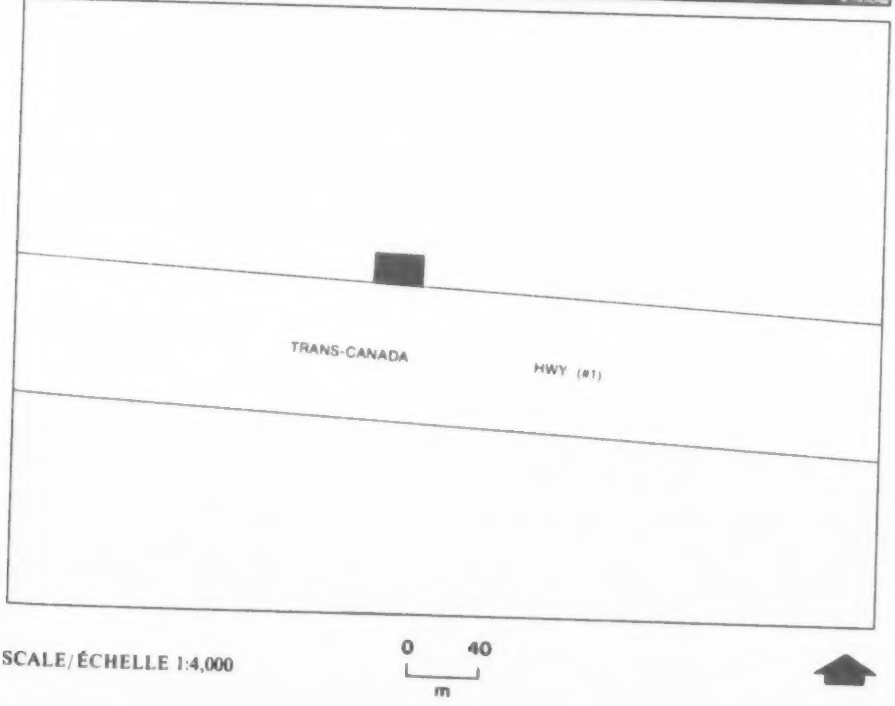
First Dominion Land Survey (NHS)
Lieu national historique du premier levé de terrain fédéral

West of Headingley on Trans-Canada Highway (RM of St. François-Xavier)
À l'ouest de Headingley sur la route Transcanadienne (M.R. de St-François-Xavier)

OWNER PROPRIÉTAIRE
Parks/Parcs

CRPI RIC
4610052 007 DOE2 12538

STUDY YEAR/ANNÉE D'ÉTUDE
1986



SCALE/ÉCHELLE 1:4,000

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	░
RESIDENTIAL	RÉSIDENTIEL	▒
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▧
AGRICULTURE	AGRICULTURE	□

PROPERTY DESCRIPTION

(71) Parks FIRST DOMINION LAND SURVEY (NHS) - WINNIPEG

SITE

AREA 58.0 m^2	**DIMENSIONS** 7.62 m x 7.62 m	**LEGAL DESCRIPTION** Part of RL 224, Parish of St. Francois Xavier Plan 548 WLTO	**ACQUISITION DATE/COST**

ZONING A - Agriculture	**PHYSICAL CHARACTERISTICS** That agricultural land, trees surrounding site

USE 100% open space except for historic cairn	**SERVICES AVAILABLE** Power, telephone

BUILDINGS

#	**STORIES**	**GROSS AREA**	**RENTABLE AREA**	**USABLE AREA**	**CONSTRUCTION DATE**	**HERITAGE DESIGNATION**
						National Historic Site - Of FHBRO interest

	BUILDING MATERIAL	**MAJOR RENOVATIONS**	**OBSERVED CONDITION**	**REMAINING LIFE**

	OCCUPANTS	**RENTABLE AREA**	**TERM**	**USE**	**#EMPLOYEES**

OTHER STRUCTURES

TYPE	**SIZE**	**CONDITION**	**USE**
Cairn	3 m high	Good	Historical Marker

SURROUNDING AREA

ZONING A - Agricultural	**LAND USE** Agricultural	**DENSITY** Low

TRENDS Rural Area	**PLANNED CHANGE** None

OPERATION

REQUIREMENTS Historical marker to designate Prime Meridian at this location	**ACCESS** Vehicle only from service road off Trans Canada Hwy	**PARKING** Adequate

HANDICAPPED SERVICES Not required	**PLANNED ACTIVITIES** None

OPERATING EXPENSES $760 (1986)	**GROSS INCOME** None	**CURRENT VALUE** $500/600/acre (estimate)	**GRANT IN LIEU OF TAXES** None being paid at present

ADDITIONAL INFORMATION

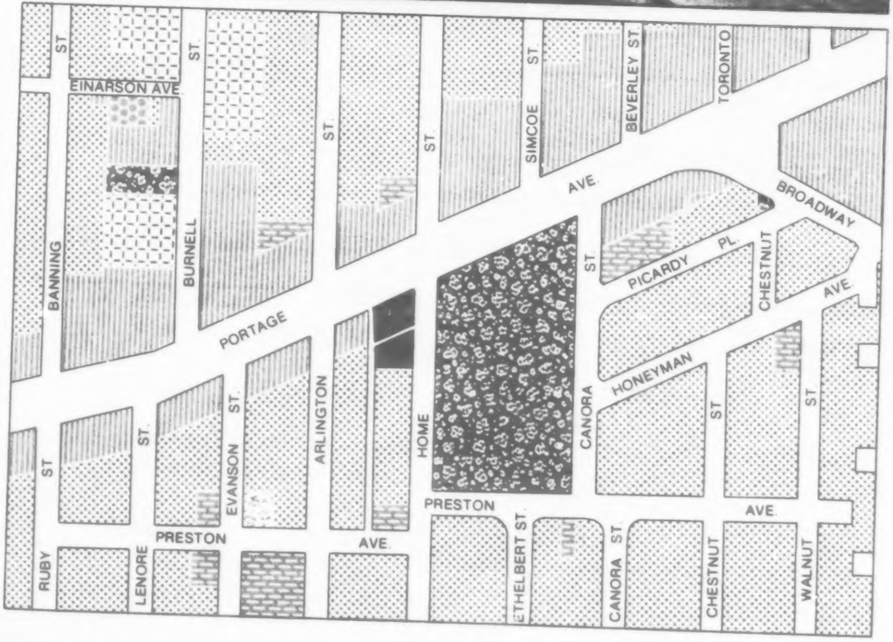
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 72

Winnipeg Branch Office
Bureau de division de Winnipeg

Portage Avenue and Home Street , Winnipeg
Avenue Portage et rue Home , Winnipeg

OWNER PROPRIÉTAIRE	CMHC/SCHL
CRPI RIC	4611040 014 CMH0 12576
STUDY YEAR/ANNÉE D'ÉTUDE	1986


EINARSON AVE
ST
ST.
BANNING
BURNELL
ST.
ST
SIMCOE
ST.
BEVERLEY ST.
TORONTO
AVE.
BROADWAY
PORTAGE
ST
PICARDY
PL
CHESTNUT
AVE.
HONEYMAN
ST
ST
ST
ST.
EVANSON
ST.
ARLINGTON
HOME
CANORA
RUBY
LENORE
PRESTON
AVE.
PRESTON
ETHELBERT ST.
CANORA ST.
CHESTNUT
AVE.
WALNUT

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	■
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	□
RESIDENTIAL	RÉSIDENTIEL	░
COMMERCIAL	COMMERCIAL	▥
INSTITUTIONAL	INSTITUTIONNEL	▤
INDUSTRIAL	INDUSTRIEL	▦
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	▩
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	▓
UNDEVELOPED	NON AMÉNAGÉ	▒
AGRICULTURE	AGRICULTURE	□

SCALE/ÉCHELLE 1:5,700

0 57
m

PROPERTY DESCRIPTION

(72)

CMHC - WINNIPEG BRANCH OFFICE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.17 ha	Irregular 31 m x 60 m	Lots 27-33, Blk. 9, Plan 279 WLTO	1954/$100,000 +

ZONING	PHYSICAL CHARACTERISTICS
C2 Commercial R2-T Residential	Level site

USE	SERVICES AVAILABLE
50% structure 50% parking lot	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	1788 m^2	931 m^2 excludes basement	1274 m^2 includes basement	1954	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	1974/75 building extension ($415,000)	Good	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CMHC	931 m^2	-	Office space	90

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
C2 Commercial R2-T residential	Commercial, residential, park	Low

TRENDS	PLANNED CHANGE
Stable neighbourhood	Upgrading of recreational facilities in adjoining park

OPERATION

REQUIREMENTS	ACCESS	PARKING
Accessibility to the public, centrally located offices High level visibility	Car, bus, foot	37 stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp from sidewalk to front entrance	Relocation to new office premises. CMHC management have given approval to a proposal call for new accommodation

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$90,000 (1985)	-	$500,000 (1984)	$40,000

ADDITIONAL INFORMATION

APPENDIX A

GLOSSARY OF TERMS

ECONOMIC LIFE

The estimated period over which it is anticipated a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures"

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

GROSS INCOME

Potential gross income, including both the amount actually charged to commercial tenants and reimbursing government agencies, as well as the amount which would be charged to government departments.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

> **Classified building** - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.
>
> **Recognized building** - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirements.

OPERATING EXPENSES

Total operating expenses, including repairs but not capital expenditures, or management fees.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside suface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines, regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g., washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations

AGC	Auditor General of Canada
AGR	Agriculture Canada
CBC	Canadian Broadcasting Corporation
CCA	Consumer and Corporate Affairs
CMHC	Canada Mortgage and Housing Corporation
CN	Canadian National
CP	Canada Post Corporation
CSC	Correctional Services Canada
DOC	Department of Communications
DRIE	Regional Industrial Expansion
DVA	Veterans' Affairs
EAC	External Affairs Canada
EC	Environment Canada
EIC	Canada Employment and Immigration Commission
EMR	Energy, Mines and Resources
F&O	Fisheries and Oceans
F&O-SCH	Fisheries and Oceans - Small Craft Harbours
HWC	Health and Welfare Canada
INA	Indian Northern Affairs
IT&C	Industry, Trade and Commerce
ND	National Defence
PARCS	Parks Canada
PWC	Public Works Canada
RC-C&E	Revenue Canada - Customs and Excise
RC-T	Revenue Canada - Taxation
RCMP	Royal Canadian Mounted Police
SC	Statistics Canada
SSC	Supply and Services Canada
TC	Transport Canada

General Abbreviations

B	Basement
BCAA	B.C. Assessment Authority
CBD	Central Business District
CFB	Canadian Forces Base
CP	Canadian Pacific
CRPI	Central Real Property Inventory - an inventory of all federal real property
FHBRO	Federal Heritage Buildings Review Office
FSI	Floor Space Index
GOCB	Government of Canada Building
N/A	Not Applicable
OGD	Other Government Department
TBAC/FLM	Treasury Board Advisory Committee of Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of EC, PWC and CMHC. Data not obtained and/or available.

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth (update)
Sydney Region

New Brunswick

Bathurst
Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Quebec

Bois Francs Region
The Gaspé/Iles de la Medeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

National Capital Region (Ontario-Quebec)

Ottawa-Hull
Upper Ottawa Valley

Northwest Territories

Yellowknife

Yukon

Whitehorse

Ontario

Cornwall
Durham Regional Municipality
Guelph
Halton Regional Municipality (update)
Hamilton-Wentworth Regional Municipality (update)
Kingston
London
Mid-Seaway Corridor
Niagara Region
North Bay
Peel Regional Municipality (update)
Peterborough
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Toronto Metropolitan Municipality
Waterloo Regional Municipality (update)
Windsor
York Regional Municipality

Manitoba

Winnipeg

Saskatchewan

Prince Albert
Regina
Saskatoon (update)

Alberta

Calgary
Edmonton
Red Deer

British Columbia

Fraser Valley
Kootenays
Okanagan Region
Prince George Central B.C.
Prince Rupert
Thompson/Nicola Regional District
Vancouver
Vancouver Island
Victoria

MAPS
NOT
FILMED

CARTES
OMISES